

CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name		Property Owner	
Company		Company	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Subject Property Address: _____
Currently mix of CD-3, CD-4 & CD-5.

Zoning District: CD-4 & CD-5 areas being rezoned to CD-3 **Tax ID #: R** 92442 (Hays), 56565 (Guadalupe)

Legal Description: Lot _____ Block _____ Subdivision _____

DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

The applicant requests alternative compliance with the maximum block perimeter length in the City of San Marcos code. For example, Block BB exceeds the maximum block perimeter length. Additional road connections to FM 110 or FM 621 are not feasible, and are the only way under the block length calculation to shorten blocks. The applicant proposes incorporating open spaces between residential lots to enhance pedestrian connectivity to the multi-use greenway along FM-110 as an alternative. This proposal is made in compliance with Section 3.6.5.1 of the city's current code, prioritizes pedestrian safety, conforms with the Comprehensive Plan and adopted City plans, and does not compromise safety or create lots without adequate street frontage. This project is subject to a settlement agreement between the City of San Marcos and the Mayan at San Marcos River as detailed in the attached letter.

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee \$1,000* Technology Fee \$15 **TOTAL COST \$1,015**

Renewal/Amendment Filing Fee \$750* Technology Fee \$15 **TOTAL COST \$765**

*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits

Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

PROPERTY OWNER AUTHORIZATION

I, Ken Blaker (owner name) on behalf of
Lennar Homes of Texas (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Staples Road & FM 110, San Marcos, TX 78666 (address).

I hereby authorize Salar Ranjbar, PE (agent name) on behalf of
LJA Engineering (agent company) to file this application for
Alternative Compliance (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 4/5/2023

Printed Name, Title: Ken Blaker, Authorized Agent

Signature of Agent:  Date: 4/5/2023

Printed Name, Title: Salar Ranjbar, PE

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***

- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: 

Date: 4/5/2023

Print Name: Salar Ranjbar, P.E.



7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735
t 512.439.4700 LJA.com TBPE F-1386

May 3, 2023

Julia Cleary
City of San Marcos
Planning and Development Services
630 E. Hopkins
San Marcos, Texas 78666

Re: River Bridge Ranch - Tax ID 92442 (Hays)
LJA Project No. A208-0452.301

Dear Ms. Cleary,

Please find enclosed the forms and backup for a request for consideration by the Planning and Zoning Commission for Alternative Compliance for the River Bridge Ranch subdivision Preliminary Plat.

Please note that this letter is submitted subject to the Settlement Agreement between "The Mayan at San Marcos River, LLC" and the City of San Marcos, filed December 17, 2020. This settlement agreement stipulates that the development has vested rights which allow it to be governed by the land development code in effect as of June 14, 2017 should they choose to. However, the alternative compliance being requested in this letter pertains to the block perimeter standards set by the zoning and described further in the current land development code.

The specific request is for allowance of open space / pedestrian access across lots to provide for block perimeter length calculation instead of distance between road crossings where maximum block perimeter exceeds those described in Section 3.6.2.1 "Block Perimeter" and further described in Table 3.1 "Block Perimeter" of the City's current code for areas zoned CD-3.

Per Section 3.6.5.1 of the City's current code, as directed by staff, we are submitting a proposed alternative that meets the required findings for alternative compliance.

Please find the accompanying Block Perimeter Exhibit for your reference which illustrates the areas which exceed maximum block perimeter as determined by the City of San Marcos along with illustrating the location of proposed open space and pedestrian connections. Blocks exceeding perimeter requirements are further described as follows:

- Block BB is immediately adjacent to the State of Texas Right-of-Way (ROW) at FM 110 and FM 621, including the intersection of these two major thoroughfares. As a result, the proposed connections to these roadways were coordinated with two separate TXDOT area offices and City of San Marcos engineering review. A traffic impact analysis was scoped, performed, and approved with these connections previously. As a result, no additional connections which would create shorter block lengths as calculated by San Marcos are allowed.

- In addition to Block BB, Blocks C, K, & HH are inundated with floodplain under the 100 year storm event. Street crossings, in accordance with the approved TIA, have been proposed to ensure adequate on-site vehicular mobility. Additional crossings, for the sole purpose of meeting block perimeter requirements, are cost prohibitive due to the additional drainage infrastructure necessary to convey the floodplain flows.
- Block GG was sized to maximize the use of the remaining area outside Block HH and ensure continuity with adjacent street connections and minimize the number of proposed intersections.

The proposed mitigation for this issue is to incorporate open space and pedestrian access between single family lots, which will provide increased pedestrian access from the neighborhood to the multi-use greenway along FM 110.

We believe that our proposed alternative meets the findings for Alternative Compliance as outlined in Section 3.6.5.1:

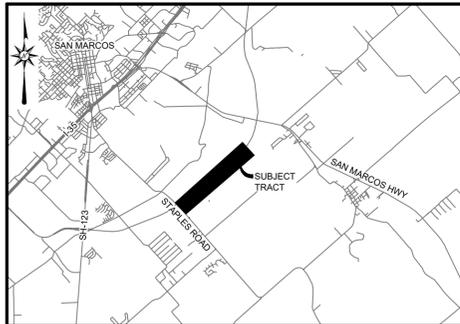
1. The approved design adjustment meets the intent of this Article, as it prioritizes pedestrian interconnectivity and accessibility.
2. The approved design adjustment conforms with the Comprehensive Plan and adopted City plans, as it supports the creation of pedestrian-friendly spaces and greenways.
3. The approved design adjustment does not increase congestion or compromise safety; rather, it enhances pedestrian safety by offering alternative routes for non-vehicular traffic.
4. The approved adjustment does not create any lots without direct street frontage.
5. The design adjustment is deemed reasonable due to one or more of the following factors: strict compliance would pose a safety hazard, the presence of existing natural features, and the design adjustment does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site.

Thank you for your attention to this request, and please do not hesitate to contact me should you require any additional information or clarification.

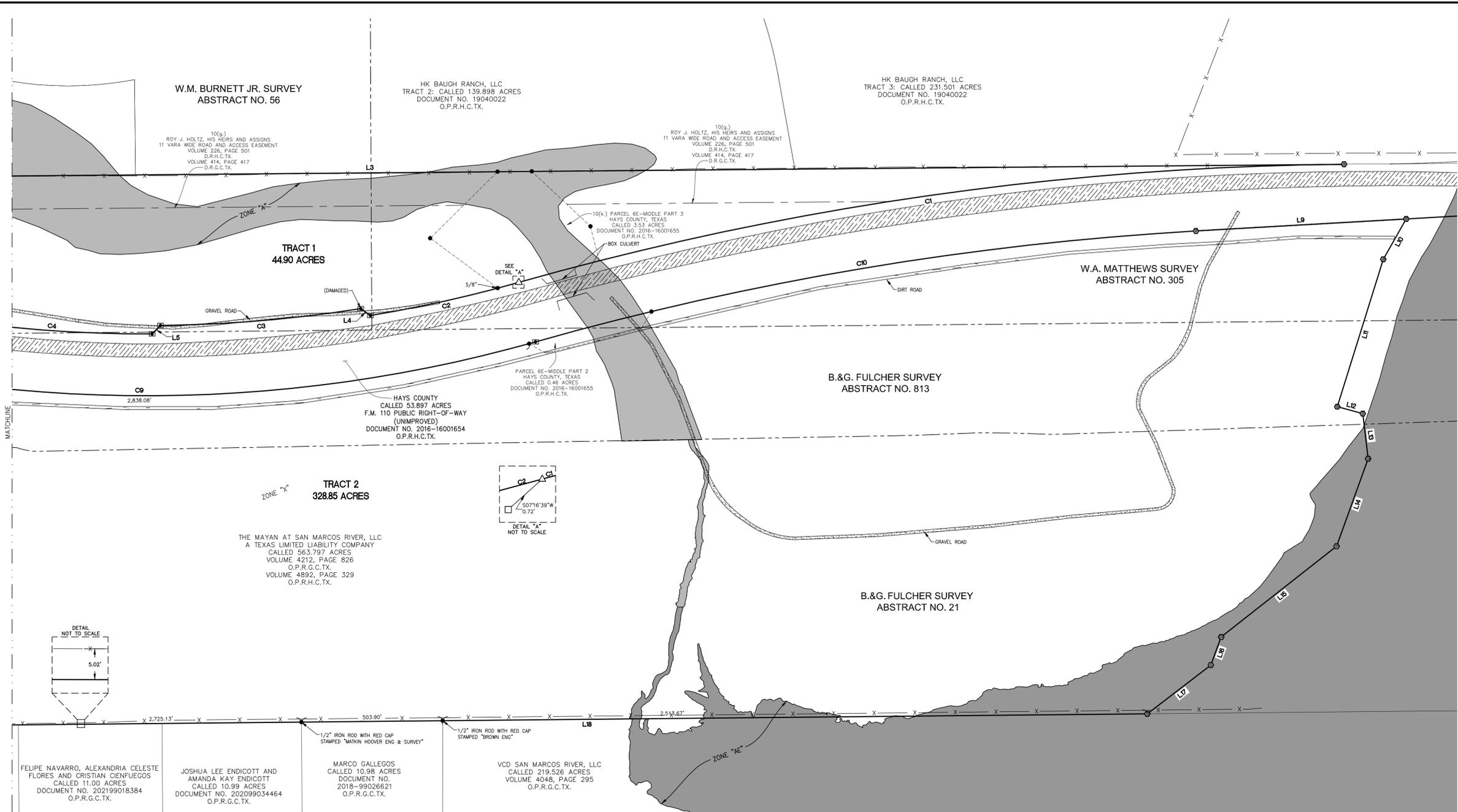
Sincerely,

A handwritten signature in black ink, appearing to read 'Salar R', with a long horizontal flourish extending to the right.

Salar Ranjbar, P.E.
Project Manager



VICINITY MAP
(NOT TO SCALE)



Line #	Direction	Length
L1	S49° 10' 27"W	2,600.87'
L2	S44° 53' 16"E	410.34'
L3	N49° 10' 27"E	6,948.24'
L4	S85° 17' 03"W	42.56'
L5	S04° 27' 06"W	42.56'
L6	N00° 11' 07"E	169.63'
L7	N45° 11' 07"E	222.18'
L8	N57° 54' 51"E	870.57'
L9	N46° 24' 19"E	751.41'
L10	S10° 39' 10"E	165.15'
L11	S22° 57' 44"E	549.63'
L12	N64° 44' 14"E	94.31'
L13	S47° 01' 56"E	161.56'
L14	S20° 30' 11"E	331.34'
L15	S11° 34' 07"W	523.30'
L16	S20° 06' 04"E	106.22'
L17	S12° 14' 11"W	285.59'
L18	S49° 06' 58"W	8,772.00'
L19	N41° 23' 10"W	1,143.87'
L20	N44° 53' 16"W	52.70'

Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	2,982.56'	11,210.00'	15°14'39"	S41° 33' 02"W	2,973.77'
C2	542.45'	4,890.00'	6°21'21"	S37° 06' 23"W	542.17'
C3	717.41'	4,860.00'	8°27'28"	S44° 52' 04"W	716.76'
C4	1,413.72'	4,890.00'	16°33'52"	S57° 44' 02"W	1,408.80'
C5	628.57'	11,210.00'	3°12'46"	S64° 24' 35"W	628.49'
C6	717.89'	11,210.00'	3°40'09"	S64° 39' 52"W	717.77'
C7	1,734.64'	4,632.00'	21°27'24"	N47° 11' 09"E	1,724.52'
C8	918.56'	10,990.00'	4°47'20"	N63° 37' 18"E	918.30'
C9	2,861.78'	5,110.00'	32°05'15"	N49° 58' 20"E	2,824.52'
C10	2,393.19'	10,990.00'	12°28'36"	N40° 10' 01"E	2,388.47'
C11	352.90'	5,771.07'	3°30'13"	N43° 08' 16"W	352.84'

TITLE COMMITMENT: FIRST AMERICAN TITLE INSURANCE COMPANY
 PROPOSED INSURED: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 OF NO. NCS-1084091-SNANT
 EFFECTIVE DATE: DECEMBER 3, 2021, 8:00 AM AS TO GUADALUPE COUNTY
 DECEMBER 8, 2021, 8:00 AM AS TO HAYS COUNTY.

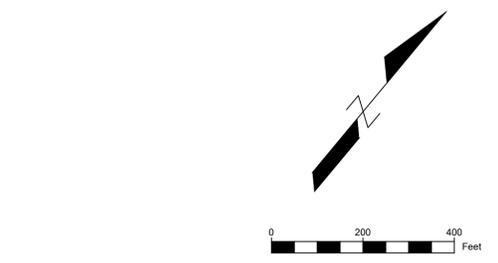
REFERENCES:
 1) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
 a. RESTRICTIVE COVENANTS AS DESCRIBED IN COUNTY CLERK'S FILE NO. DOCUMENT NO. 21001269, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOCUMENT NO. 2021-1280 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. (DOES NOT AFFECT)
 b. RIGHTS OF PARTIES IN POSSESSION.
 c. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY WHETHER DEDICATED OR NOT.
 d. ALL ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, INCLUDING, WITHOUT LIMITATION, ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)
 e. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
 f. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
 g. EASEMENT: RECORDED IN VOLUME 226, PAGE 501, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 414, PAGE 417, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS. (APPROXIMATE RECORD DESCRIPTION SHOWN HEREON, NO PHYSICAL EVIDENCE OF EASEMENT OR USE OBSERVED AT TIME OF SURVEY)
 h. EASEMENT: RECORDED IN VOLUME 799, PAGE 221, OF THE OFFICIAL PUBLIC RECORDS, OF GUADALUPE COUNTY, TEXAS. (AFFECTS, AS SHOWN HEREON)
 i. EASEMENT: RECORDED IN VOLUME 2849, PAGE 727, OF THE OFFICIAL PUBLIC RECORDS, OF GUADALUPE COUNTY, TEXAS. (AFFECTS, AS SHOWN HEREON)
 j. EASEMENT: RECORDED IN DOCUMENT NO. 201506050, OF THE OFFICIAL PUBLIC RECORDS, OF GUADALUPE COUNTY, TEXAS. (AFFECTS, AS SHOWN HEREON)
 k. EASEMENT: RECORDED IN DOCUMENT NO. 2016-16001655, OF THE OFFICIAL PUBLIC RECORDS, OF HAYS COUNTY, TEXAS. (AFFECTS, AS SHOWN HEREON)
 l. MINERAL AND/OR ROYALTY INTEREST: RECORDED IN VOLUME 119, PAGE 76, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE CITED INSTRUMENT. FURTHER AFFECTED BY INSTRUMENT RECORDED IN VOLUME 128, PAGE 518, OF THE DEED RECORDS, OF HAYS COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT.
 m. TERMS, CONDITIONS, AND STIPULATIONS IN LEASE AGREEMENT: LESSOR: HILMAR A. HILLERT AND WIFE, NETTIE HILLERT; LESSEE: JACK E. KLINGER, RECORDED IN VOLUME 361, PAGE 535, OF THE DEED RECORDS, OF HAYS COUNTY, TEXAS.
 n. CEMETERY AS STATED IN THE FIELD NOTES OF SAID TRACT LYING ALONG THE NORTHWEST PROPERTY LINE AND ANY RIGHTS OF INGRESS/EGRESS, TO THE EXTENT THAT THE SAME MAY AFFECT SUBJECT PROPERTY. (DOES NOT AFFECT)

FLOODPLAIN NOTE:
 THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X", ZONE "A", AND ZONE "AE", AS RECORDED IN "FIRM" MAP NO. 48209C0482F, EFFECTIVE DATE SEPTEMBER 02, 2005; "FIRM" MAP NO. 48187C0035G, EFFECTIVE DATE DECEMBER 30, 2020; AND LOMR 20-06-3176P, EFFECTIVE DATE DECEMBER 31, 2020

BEARING BASIS:
 ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204) NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00007410049.

UTILITY NOTE:
 THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

GENERAL NOTES:
 1) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NCS-1084091-SNANT, HAVING AN EFFECTIVE DATE OF DECEMBER 3, 2021 AS TO GUADALUPE COUNTY, AND DECEMBER 8, 2021 AS TO HAYS COUNTY, AND AN ISSUED DATE OF DECEMBER 17, 2021. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
 2) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
 3) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
 4) ALL MAJOR EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ARE SHOWN ON THIS PLAT, SHOULD THEY EXIST AT THE TIME OF SURVEY.
 5) NO SITE ADDRESS OF PROPERTY WAS PROVIDED
 6) NO PARKING STRIPES ARE ON THIS TRACT
 7) ACCESS TO PROPERTY CAN BE OBTAINED FROM STAPLES ROAD AND SH 110.



ALTA/NSPS BOUNDARY SURVEY
373.74 ACRES
 IN MULTIPLE SURVEYS OF
 HAYS COUNTY AND GUADALUPE COUNTY, TEXAS

LJA Surveying, Inc.
 7500 Rialto Blvd, Building II Phone 512.439.4700
 Suite 100
 Austin, Texas 78735 T.B.P.E.L.S. Firm No. 10194382

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	PAGE
JBC	MRO	1"=200'	12/29/21	LJA5001-A208-0452	2 OF 2

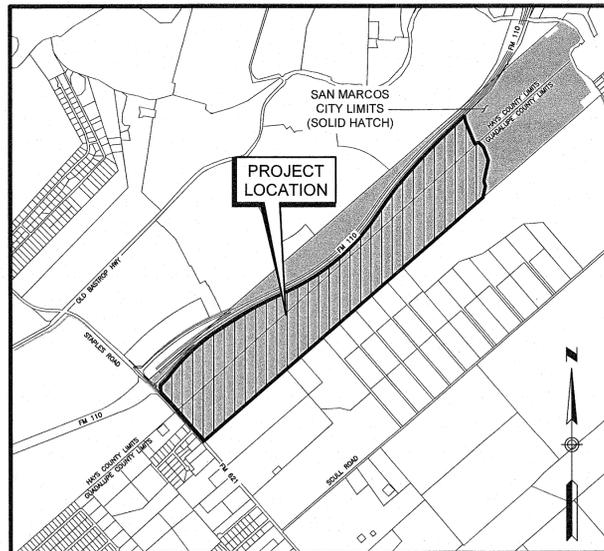
S:\Sector\Survey\Projects\Las2001_A208_0452_River_Bridge_Ranch_ALTA\Of-CAD\Civil 3D\Plat3\LAS5001-A208-0452_River_Bridge_Ranch_ALTA.dwg 12/29/2021

RIVER BRIDGE RANCH PRELIMINARY PLAT STAPLES ROAD

FLOODPLAIN INFORMATION
A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS NO. 48209C0481F & 48209C0482F DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY AND NO. 48187C0035G DATED DECEMBER 30, 2020 FOR GUADALUPE COUNTY.

[Signature]
LICENSED PROFESSIONAL ENGINEER

5/2/23
DATE



LOCATION MAP
SCALE: N.T.S.

SUBMITTAL DATE: _____

LEGAL DESCRIPTION

A 328.85-ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE W.M. BURNETT JR. SURVEY, ABSTRACT NO. 56, THE W.A. MATTHEWS SURVEY, ABSTRACT NO. 305, AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 813, HAYS COUNTY, TEXAS AND THE B.&G. FULCHER SURVEY, ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS, OUT OF A CALLED 563.797 ACRE TRACT, DESCRIBED IN VOLUME 4212, PAGE 826, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS (O.P.R.G.C.TX.) AND VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.).

DEVELOPER/OWNER: LENNAR HOMES OF TEXAS, INC.
13620 N FM 620, BLDG B, STE. 150
AUSTIN, TEXAS 78717
PHONE # (512) 418-0258

ENGINEER: LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
CONTACT PERSON: DANIEL RYAN, P.E.
PHONE # (512) 439-4700
FAX # (512) 439-4716

SURVEYOR: LJA SURVEYING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
CONTACT PERSON: MATT OVERALL, R.P.L.S.
PHONE # (512) 439-4700

PARKLAND REQUIREMENTS

THE PARKLAND DEDICATION REQUIREMENTS FOR THIS SUBDIVISION ARE CALCULATED AS FOLLOWS
REQUIRED AREA = 5 AC. x NO. OF SINGLE FAMILY LOTS x 2.7 / 1000
5 x 1352 x 2.7 / 1000 = 18.25 AC.

LAND USE SUMMARY

LAND USE	ACRE	# OF LOTS	% OF PROJECT
SINGLE FAMILY	140.05	981	43%
COTTAGE COURT	34.79	371	11%
OPEN SPACE/UTILITY EASEMENTS	77.19	35	23%
RIGHT-OF-WAY	74.02	N/A	23%
AMENITY CENTER	2.80	1	1%
TOTAL	328.85	1388	100%

REVISIONS / CORRECTIONS

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	S.M. Approval- Date	Date Imaged	City of San Marcos Approval Date

SHEET DESCRIPTION

- COVER SHEET
- PRELIMINARY PLAT (INDEX SHEET)
- PRELIMINARY PLAT (1 OF 14)
- PRELIMINARY PLAT (2 OF 14)
- PRELIMINARY PLAT (3 OF 14)
- PRELIMINARY PLAT (4 OF 14)
- PRELIMINARY PLAT (5 OF 14)
- PRELIMINARY PLAT (6 OF 14)
- PRELIMINARY PLAT (7 OF 14)
- PRELIMINARY PLAT (8 OF 14)
- PRELIMINARY PLAT (9 OF 14)
- PRELIMINARY PLAT (10 OF 14)
- PRELIMINARY PLAT (11 OF 14)
- PRELIMINARY PLAT (12 OF 14)
- PRELIMINARY PLAT (13 OF 14)
- PRELIMINARY PLAT (14 OF 14)
- LINE AND CURVE TABLES
- OVERALL UTILITY & PHASING PLAN

RIVER BRIDGE RANCH
PRELIMINARY PLAT

NOTES:

- THIS PROJECT IS SUBJECT TO CITY OF SAN MARCOS DEVELOPMENT CODES IN EFFECT JUNE 14, 2007 PURSUANT TO THE CITY OF SAN MARCOS RESOLUTION NO. 2020-232 EFFECTIVE OCTOBER 29, 2020. BASED ON THIS, ORDINANCE NO. 2004-92, AS AMENDED PRIOR TO JUNE 14, 2007, HAS BEEN USED IN PREPARATION OF THIS PRELIMINARY PLAT AND WILL BE USED IN THE PREPARATION OF ALL FINAL PLATS AND CONSTRUCTION PLANS, AS APPLICABLE.
- THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT, OR ITS SUCCESSORS.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT CITY OF SAN MARCOS STANDARDS.
- THIS PLAT IS LOCATED ENTIRELY WITHIN THE LIMITS OF THE CITY OF SAN MARCOS.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- WATER SERVICE WILL BE PROVIDED BY CITY OF SAN MARCOS.
- ELECTRIC SERVICES SHALL BE SUPPLIED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.
- TELEPHONE SERVICE SHALL BE SUPPLIED BY AT&T.
- MINIMUM BUILDING SETBACKS SHALL BE SET BY ZONING.
- PUBLIC UTILITY EASEMENT OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.
- ALL STREETS AND ALLEYS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF SAN MARCOS REQUIREMENTS AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE CITY OF SAN MARCOS FOR MAINTENANCE.

STREET NAME	LINEAR FOOTAGE	R.O.W.	CLASSIFICATION	STREET NAME	LINEAR FOOTAGE	R.O.W.	CLASSIFICATION	ALLEY NAME	LINEAR FOOTAGE	R.O.W.	CLASSIFICATION
A	1,232	100'	AVENUE	Y	656	54'	RESIDENTIAL	A	962	VARIES	REAR ALLEY & LANE
B	1,111	70', 60' & 54'	COLLECTOR & RESIDENTIAL	Z	1,849	54'	RESIDENTIAL	B	422	VARIES	REAR ALLEY & LANE
C	814	70' & 54'	COLLECTOR & RESIDENTIAL	AA	506	54'	RESIDENTIAL	C	422	VARIES	REAR ALLEY & LANE
D	1,163	70' & 54'	COLLECTOR & RESIDENTIAL	BB	320	54'	RESIDENTIAL	D	725	VARIES	REAR ALLEY & LANE
E	474	70'	COLLECTOR	CC	630	54'	RESIDENTIAL	E	902	VARIES	REAR ALLEY & LANE
F	9,870	70', 60' & 54'	COLLECTOR & RESIDENTIAL	DD	526	54'	RESIDENTIAL	F	997	VARIES	REAR ALLEY & LANE
G	1,228	70' & 54'	COLLECTOR & RESIDENTIAL	EE	327	54'	RESIDENTIAL	G	728	VARIES	REAR ALLEY & LANE
H	2,328	54'	RESIDENTIAL	FF	930	54'	RESIDENTIAL	H	497	VARIES	REAR ALLEY & LANE
I	1,462	54'	RESIDENTIAL	GG	965	54'	RESIDENTIAL	I	561	VARIES	REAR ALLEY & LANE
J	157	54'	RESIDENTIAL	HH	240	54'	RESIDENTIAL	J	942	VARIES	REAR ALLEY & LANE
K	748	54'	RESIDENTIAL	II	519	54'	RESIDENTIAL	K	892	VARIES	REAR ALLEY & LANE
L	117	54'	RESIDENTIAL	JJ	2,663	54'	RESIDENTIAL				
M	491	54'	RESIDENTIAL	KK	567	54'	RESIDENTIAL				
N	701	54'	RESIDENTIAL	LL	942	54'	RESIDENTIAL				
O	235	54'	RESIDENTIAL	MM	612	54'	RESIDENTIAL				
P	959	54'	RESIDENTIAL	NN	580	54'	RESIDENTIAL				
Q	789	54'	RESIDENTIAL	OO	518	54'	RESIDENTIAL				
R	3,022	54'	RESIDENTIAL	PP	1,314	54'	RESIDENTIAL				
S	422	54'	RESIDENTIAL	QQ	2,574	54'	RESIDENTIAL				
T	882	54'	RESIDENTIAL	RR	177	54'	RESIDENTIAL				
U	470	54'	RESIDENTIAL	SS	294	54'	RESIDENTIAL				
V	470	54'	RESIDENTIAL	TT	177	54'	RESIDENTIAL				
W	327	54'	RESIDENTIAL	UU	379	54'	RESIDENTIAL				
X	647	54'	RESIDENTIAL	VV	648	54'	RESIDENTIAL				
				WW	183	54'	RESIDENTIAL				
				TOTAL	49,215						

- THE CITY OF SAN MARCOS SHALL MAINTAIN CITY WATER AND WASTEWATER INFRASTRUCTURE WITHIN RIGHT-OF-WAY OR EASEMENTS AS ACCEPTED UNDER A PUBLIC IMPROVEMENT PLAN CONSTRUCTION PERMIT.
- HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY LOTS DESIGNATED AS OPEN SPACE, PRIVATE ACCESS, AND/OR AMENITY CENTER. THESE INCLUDE:

OPEN SPACE		OPEN SPACE		AMENITY CENTER		UTILITY EASEMENT	
BLOCK	LOT	BLOCK	LOT	BLOCK	LOT	BLOCK	LOT
A	1 & 2	BB	27, 75, 126 & 127	C	22	C	35
C	1, 9, 59 & 83	CC	66, 67 & 68				
F	34	DD	1 & 5				
G	1 & 21	EE	1				
K	1, 24, 25 & 41	FF	1				
N	1	GG	14				
R	1 & 2	HH	1				
U	1	KK	21				
V	1	LL	17				
Y	1	MM	20				

- ANY LOTS FRONTING ON COLLECTOR OR LARGER STREETS SHALL NOT HAVE DRIVEWAYS CONNECTING TO THOSE STREETS.
- ANY ALLEY LOADED LOTS SHALL BE RESTRICTED TO ACCESS FROM THE ALLEY.
- POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES PER CITY OF SAN MARCOS REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- PARKLAND WILL BE SATISFIED THROUGH LAND DEDICATION IN ACCORDANCE WITH THE PARKS PLAN APPROVED BY THE CITY OF SAN MARCOS.
- DEDICATED PARKLAND IS OPEN TO THE PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- SIDEWALKS ARE REQUIRED ALONG ALL STREETS AT THE TIME OF DEVELOPMENT.

THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
SURFACE TO GRID SCALE FACTOR = 0.99982590500
GRID TO SURFACE SCALE FACTOR = 1.00007410049
SCALED ABOUT 0.0

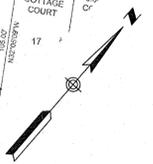
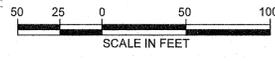
LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386



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Path Name : I:\2023\1352\river-bridge\CAD\ Prelim Plat\Cover Sheet.dwg

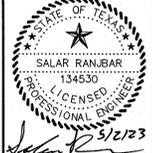
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RIVER BRIDGE RANCH
 PRELIMINARY PLAN
 (5 OF 14)

NO.	REVISIONS	DESCRIPTION	DATE

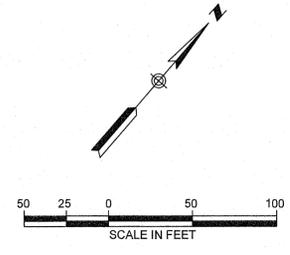
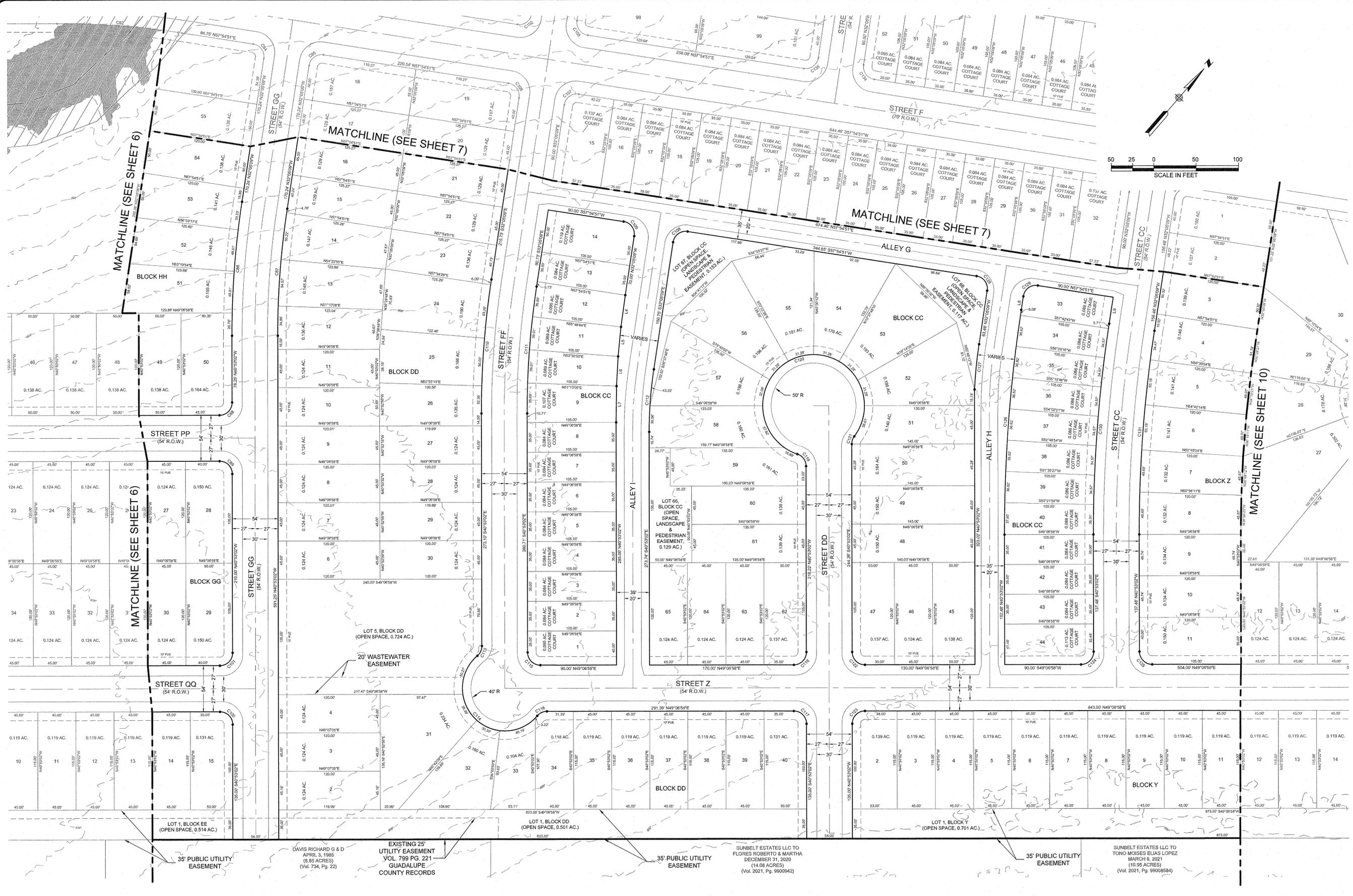
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 DRAWN BY: CRC
 CHECKED BY: DWR
 CREATING NAME: Prelim Phil.dwg



5/2/23
 LJA Engineering, Inc.
 7500 Pacific Boulevard
 Building J, Suite 100
 Austin, Texas 78755
 Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-136

JJA Engineering, Inc.
 JOB NUMBER: A208-452
 SHEET NO. 7
 OF 18 SHEETS

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 Plot Date/Time: Apr. 18, 23 - 14:56:52



RIVER BRIDGE RANCH
 PRELIMINARY PLAT
 (6 OF 14)

NO.	REVISIONS	DESCRIPTION	DATE	BY

DATE:	DESIGNED BY:	SR	CRC
	DRAWN BY:	DWR	
	CHECKED BY:		
	DRAWING NAME:		Prelim Plat.dwg

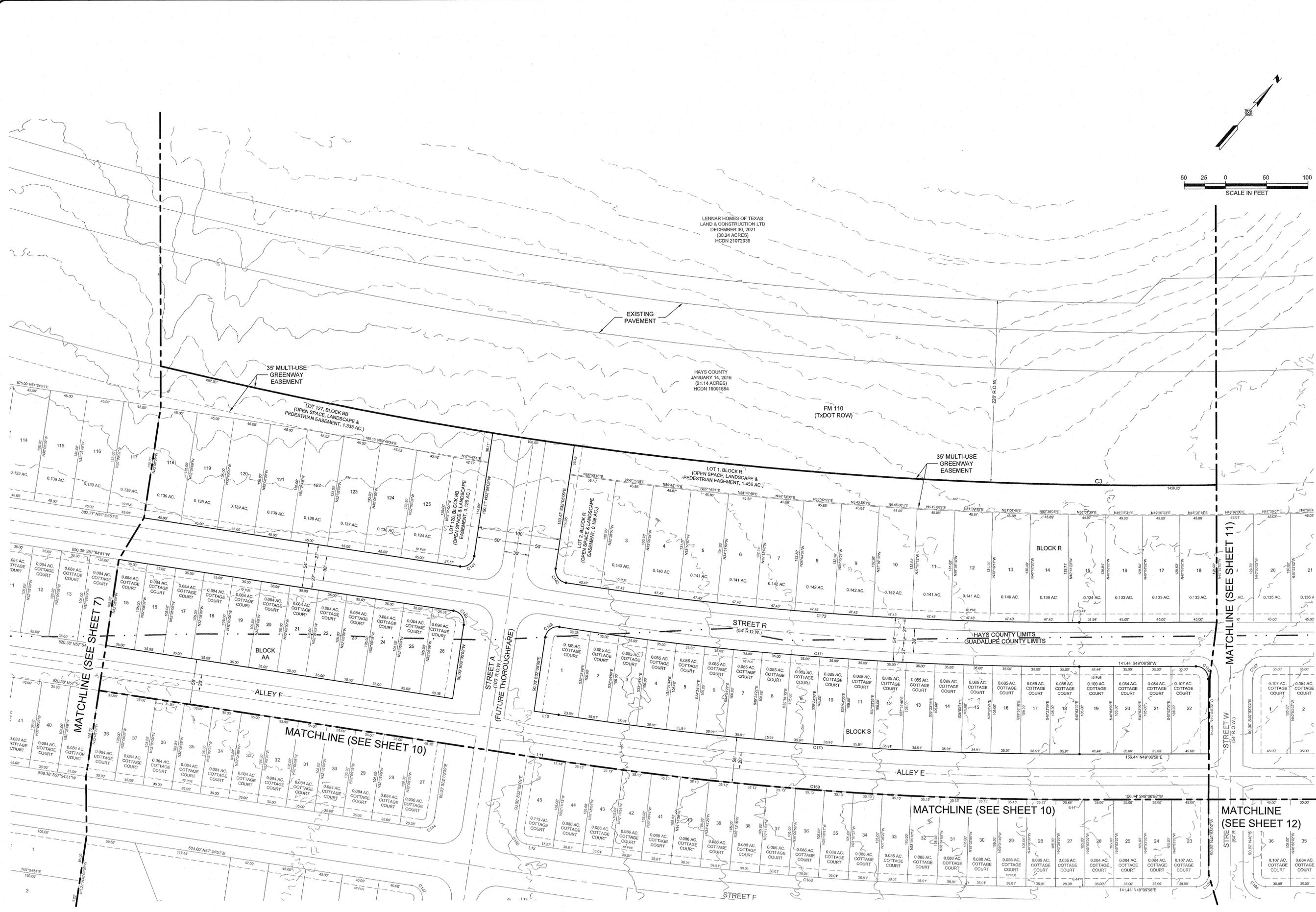
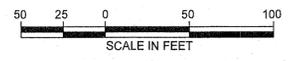
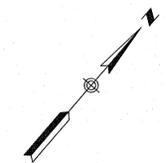


5/2/23
 PRN - F-1385

LJA Engineering, Inc.
 7500 Riata Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 Phone 512.439.4700
 Fax 512.439.4715

JOB NUMBER:
 A208-452

SHEET NO.
8
 OF 18 SHEETS



LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD
DECEMBER 30, 2021
(30.24 ACRES)
HCDN 21072039

HAYS COUNTY
JANUARY 14, 2016
(21.14 ACRES)
HCDN 16001654

FM 110
(TXDOT ROW)

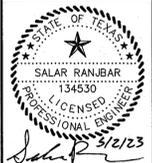
HAYS COUNTY LIMITS
GUADALUPE COUNTY LIMITS

RIVER BRIDGE RANCH

PRELIMINARY PLAT
(7 OF 14)

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: SR
 DRAWN BY: CRC
 CHECKED BY: DWR
 DRAWING NAME: Prelim Plat.dwg



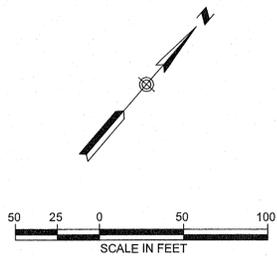
LJA Engineering, Inc.
 Phone 512.439.4700
 Building II, Suite 100
 Austin, Texas 78725
 FRN - F-1386

JOB NUMBER:
A208-452

SHEET NO.
9

OF 18 SHEETS

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 Plot Date/Time: Apr. 18, 23 - 16:01:47



LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD
DECEMBER 30, 2021
(30.24 ACRES)
HCDN 21072038

HAYS COUNTY
JANUARY 14, 2016
(21.14 ACRES)
HCDN 16001654

EXISTING VARIABLE
WIDTH DRAINAGE
EASEMENT
DOC# 2016-16001655
HAYS COUNTY
RECORDS

35' MULTI-USE
GREENWAY
EASEMENT

100-YR FEMA
FLOODPLAIN

100-YR
CALCULATED
ATLAS-14
FLOODPLAIN

LOT 25, BLOCK K
(OPEN SPACE & DRAINAGE
EASEMENT, 9.720 AC.)

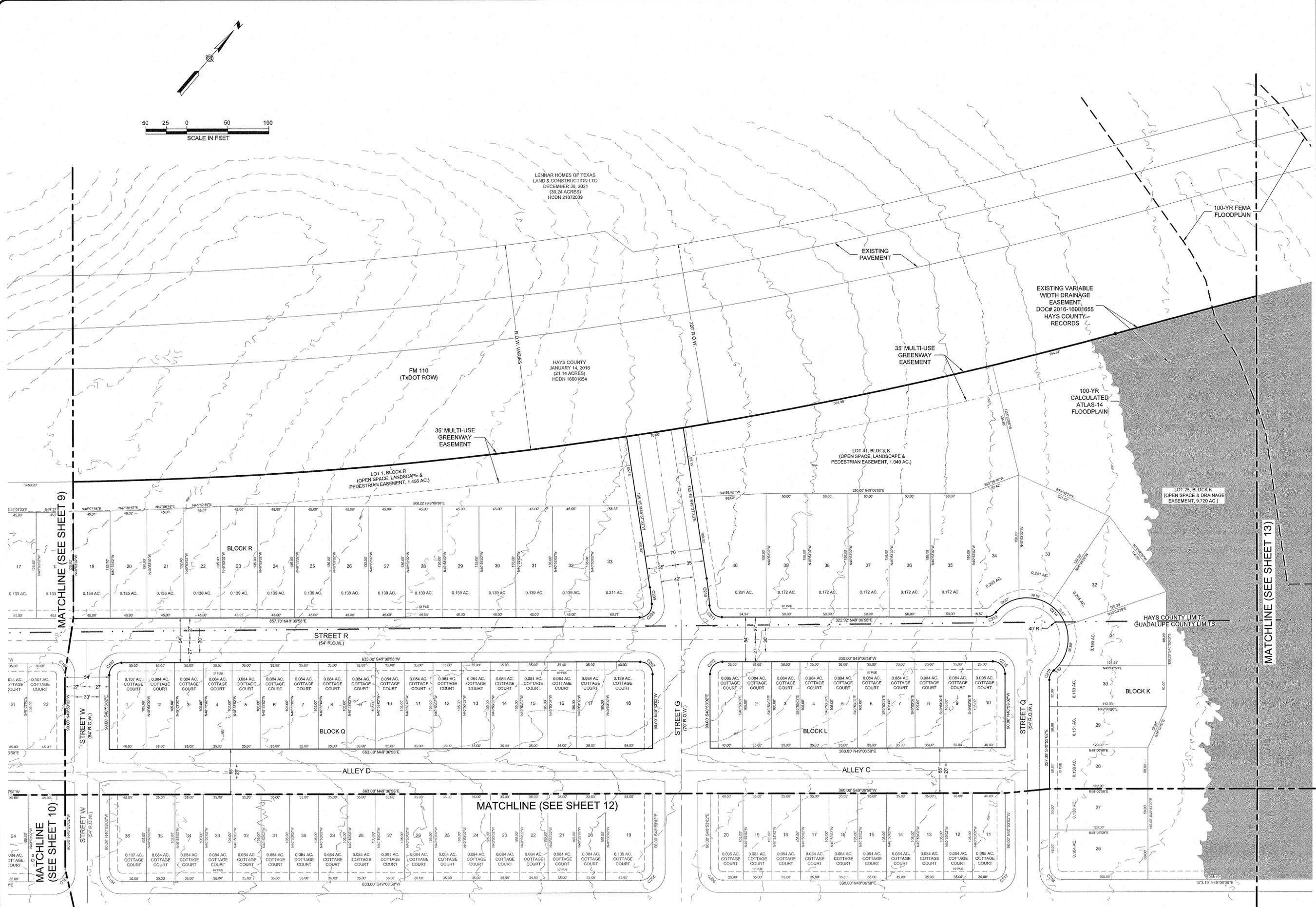
LOT 41, BLOCK K
(OPEN SPACE, LANDSCAPE &
PEDESTRIAN EASEMENT, 1.040 AC.)

FM 110
(TXDOT ROW)

35' MULTI-USE
GREENWAY
EASEMENT

LOT 1, BLOCK R
(OPEN SPACE, LANDSCAPE &
PEDESTRIAN EASEMENT, 1.456 AC.)

HAYS COUNTY LIMITS
GUADALUPE COUNTY LIMITS



RIVER BRIDGE RANCH
PRELIMINARY PLAT
(9 OF 14)

NO.	REVISIONS	DESCRIPTION	BY	DATE

DESIGNED BY:	SR
DRAWN BY:	CRC
CHECKED BY:	DWR
ISSUING NAME:	Pratt Phillips



3/2/23

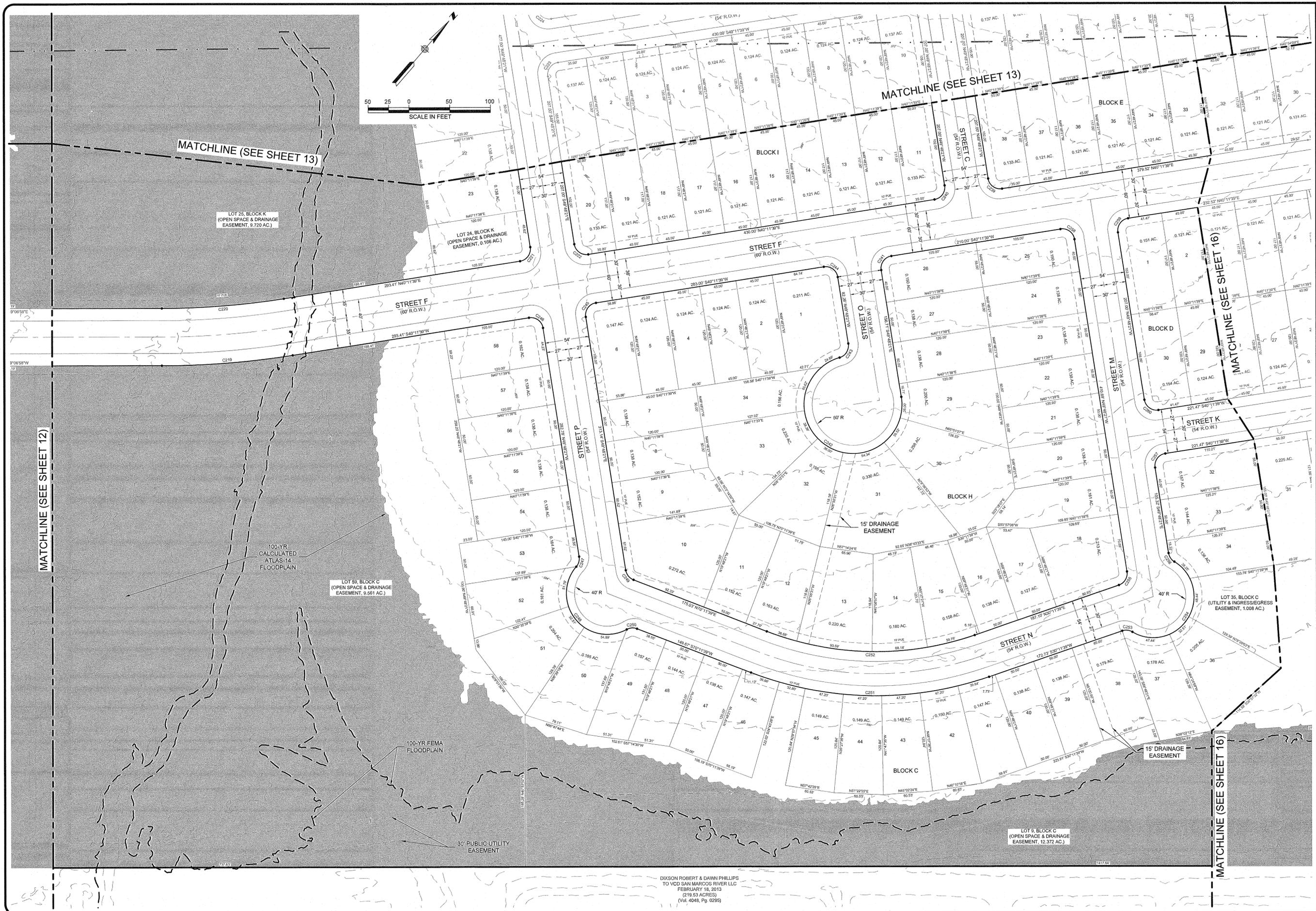
LJA Engineering, Inc.
7500 Palito Boulevard
Building J, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER:
A208-452

SHEET NO.

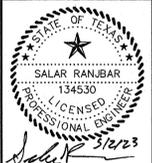
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OF 18 SHEETS

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NO.	DATE	DESCRIPTION	BY

DATE:	DESIGNED BY:	SR
	DRAWN BY:	CRG
	CHECKED BY:	DWR
	DRAWING NAME:	Prelim Plat.dwg



LJA Engineering, Inc.
 Phone 512.439.4700
 7600 Riata Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 FRN - F-1386

JOB NUMBER:
A208-452

SHEET NO.
14

OF 18 SHEETS

DIXSON ROBERT & DAWN PHILLIPS
 TO VCD SAN MARCOS RIVER LLC
 FEBRUARY 18, 2013
 (219.53 ACRES)
 (Vol. 4048, Pg. 0295)

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LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD
DECEMBER 30, 2021
(30.24 ACRES)
HCDN 21072039

EXISTING
PAVEMENT

FM 110
(TXDOT ROW)

HAYS COUNTY
JANUARY 14, 2016
(21.14 ACRES)
HCDN 16001864

35' MULTI-USE
GREENWAY
EASEMENT

35' MULTI-USE
GREENWAY
EASEMENT

751.35' N46°24'19"E

LOT 1, BLOCK G
(OPEN SPACE, LANDSCAPE &
PEDESTRIAN EASEMENT, 0.802 AC.)

LOT 1, BLOCK A
(OPEN SPACE, LANDSCAPE &
PEDESTRIAN EASEMENT, 0.764 AC.)

100-YR FEMA
FLOODPLAIN



MATCHLINE (SEE SHEET 13)

MATCHLINE (SEE SHEET 16)

MATCHLINE (SEE SHEET 16)

RIVER BRIDGE RANCH
PRELIMINARY PLAT
(13 OF 14)

NO	REVISIONS	DESCRIPTION	DATE

DATE:	DESIGNED BY:	SR

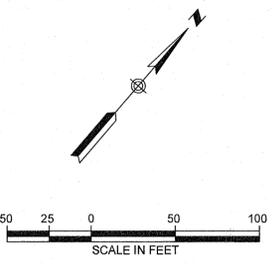
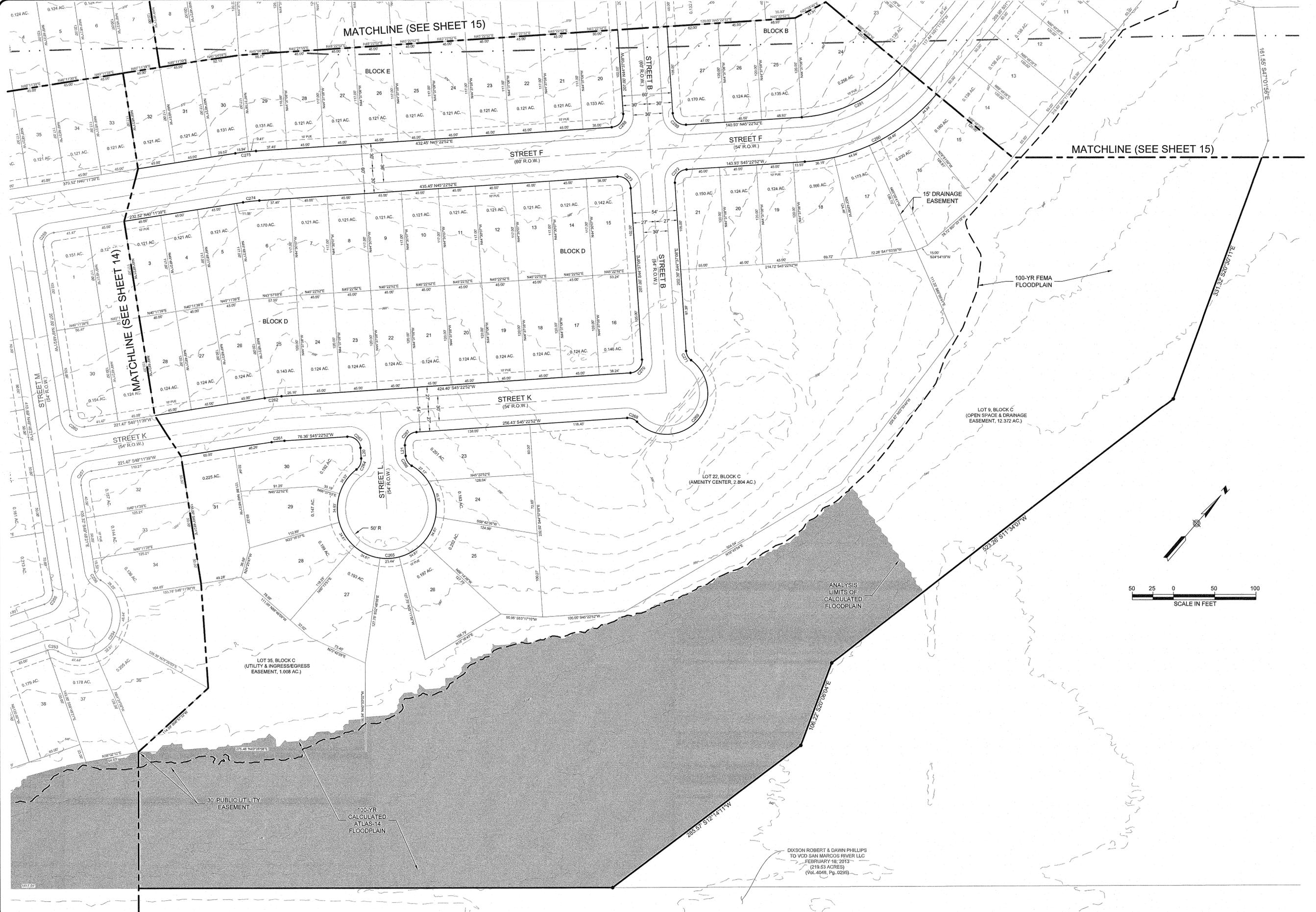


LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1385

JOB NUMBER:
A208-452
SHEET NO:
15
OF 18 SHEETS

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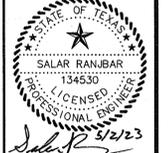
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 Plot Date/Time: Apr. 18, 23 - 15:15:30



RIVER BRIDGE RANCH
 PRELIMINARY PLAN
 (14 OF 14)

NO.	REVISIONS	DESCRIPTION	BY	DATE

DATE	DESIGNED BY:	SR	CRC	DWS	Prattm Phil.dwg
	DRAWN BY:				
	CHECKED BY:				



LJA Engineering, Inc.
 Phone 512.438.4700
 7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 FRN - F-1386

LJA Engineering, Inc.
 JOB NUMBER: A208-452
 SHEET NO. **16**
 OF 18 SHEETS

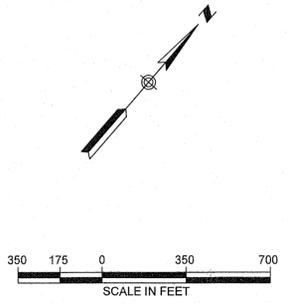
DIXON ROBERT & DAWN PHILLIPS
 TO VCD SAN MARCOS RIVER LLC
 FEBRUARY 18, 2013
 (219.53 ACRES)
 (Vol. 4048, Pg. 0295)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	39.36'	N88° 06' 00"W
L2	44.46'	S57° 54' 51"W
L3	30.11'	N32° 05' 09"W
L4	37.57'	N32° 58' 35"W
L5	34.80'	N35° 20' 11"W
L6	34.80'	N37° 38' 00"W
L7	42.55'	N40° 05' 51"W
L8	16.46'	N32° 05' 09"W
L9	31.46'	S32° 05' 09"E
L10	30.02'	N57° 54' 51"E
L11	30.02'	S57° 54' 51"W
L12	23.56'	N57° 54' 51"E
L13	15.02'	S57° 54' 51"W
L14	39.37'	N33° 35' 58"W
L15	39.37'	S33° 35' 58"E
L16	13.20'	N40° 53' 02"W
L17	34.97'	S40° 11' 39"W
L18	35.00'	N40° 11' 39"E
L19	17.00'	N49° 48' 21"W
L20	12.86'	N44° 37' 08"W
L21	12.86'	S44° 37' 08"E
L22	41.42'	N44° 37' 08"W
L23	41.42'	S44° 37' 08"E
L24	23.00'	N44° 37' 08"W
L25	45.00'	S45° 22' 52"W
L26	23.00'	S44° 37' 08"E
L27	15.85'	S45° 22' 52"W

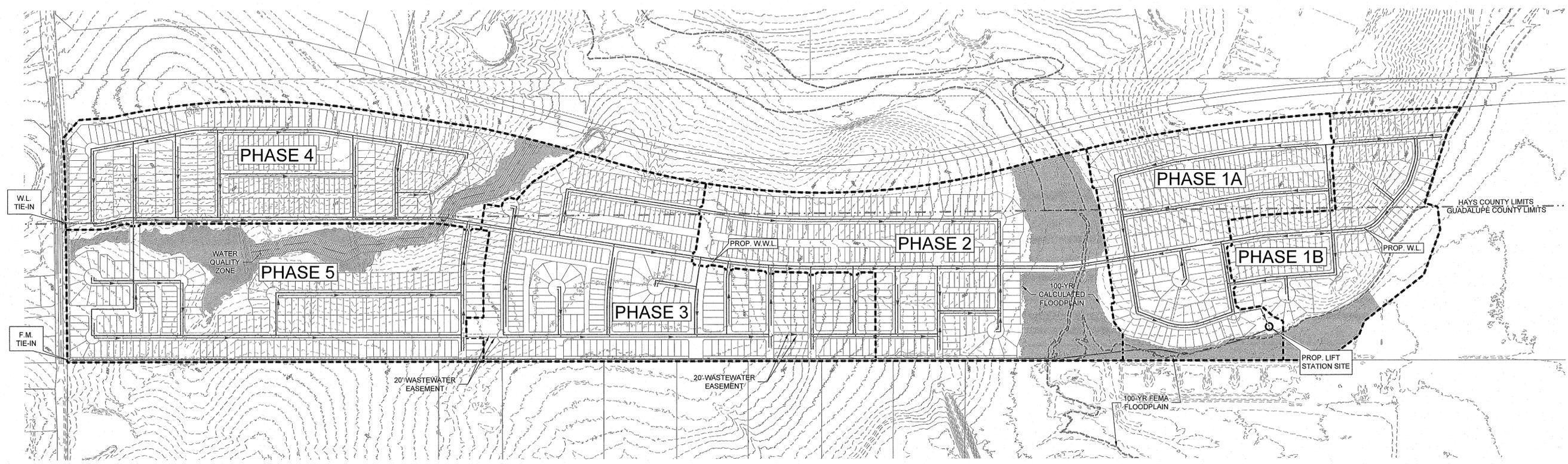
CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	352.87'	5770.64'	3° 30' 13"	176.49'	352.82'	N43° 06' 16"W
C2	2393.02'	10988.19'	12° 28' 36"	1201.26'	2388.29'	N40° 10' 01"E
C3	2861.56'	5109.62'	32° 05' 15"	1469.39'	2824.31'	N49° 58' 20"E
C4	918.50'	10988.19'	4° 47' 20"	459.52'	918.23'	N63° 37' 18"E
C5	1734.51'	4631.66'	21° 27' 24"	877.53'	1724.39'	N47° 11' 09"E
C6	23.43'	15.00'	89° 29' 52"	14.87'	21.12'	S86° 08' 06"E
C7	23.69'	15.00'	90° 30' 08"	15.13'	21.31'	N3° 51' 54"E
C8	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C9	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C10	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S16° 00' 36"E
C11	165.37'	50.00'	189° 29' 44"	602.02'	99.66'	S85° 53' 02"E
C12	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C13	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N24° 14' 32"E
C14	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C15	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C16	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S16° 00' 36"E
C17	165.37'	50.00'	189° 29' 44"	602.02'	99.66'	S85° 53' 02"E
C18	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C19	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N24° 14' 32"E
C20	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C21	10.40'	15.00'	39° 42' 54"	5.42'	10.19'	S60° 44' 29"E
C22	147.86'	50.00'	189° 29' 44"	540.54'	99.67'	S4° 06' 58"W
C23	10.40'	15.00'	39° 42' 54"	5.42'	10.19'	S88° 58' 25"W
C24	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C25	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C26	275.53'	60.00'	263° 06' 28"	67.69'	89.80'	N0° 40' 12"E
C27	21.76'	15.00'	83° 06' 28"	13.30'	19.90'	S89° 19' 48"E
C28	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C29	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C30	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C31	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C32	23.28'	15.00'	88° 55' 20"	14.72'	21.01'	N3° 34' 38"E
C33	24.44'	15.00'	93° 20' 38"	15.90'	21.82'	N87° 33' 21"W
C34	53.91'	265.00'	11° 39' 22"	27.05'	53.82'	S39° 59' 39"W
C35	81.40'	335.00'	13° 55' 20"	40.90'	81.20'	N41° 04' 38"E
C36	59.52'	265.00'	12° 52' 08"	29.89'	59.39'	N40° 33' 02"E
C37	87.70'	335.00'	15° 00' 00"	44.10'	87.45'	S41° 36' 58"W
C38	24.12'	15.00'	92° 07' 52"	15.57'	21.60'	S86° 56' 58"E
C39	23.69'	15.00'	90° 30' 08"	15.13'	21.31'	S3° 51' 54"W
C40	353.42'	5785.64'	3° 30' 00"	176.77'	353.37'	S43° 08' 10"E
C41	23.43'	15.00'	89° 29' 52"	14.87'	21.12'	S86° 08' 06"E
C42	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C43	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N65° 45' 28"W
C44	156.84'	50.00'	179° 29' 44"	11357.27'	100.00'	N0° 53' 02"W
C45	20.94'	15.00'	80° 00' 00"	12.59'	19.28'	S0° 53' 02"E
C46	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N63° 59' 24"E
C47	26.18'	15.00'	100° 00' 00"	17.88'	22.98'	S89° 06' 58"W
C48	20.94'	15.00'	80° 00' 00"	12.59'	19.28'	S0° 53' 02"E
C49	26.18'	15.00'	100° 00' 00"	17.88'	22.98'	S89° 06' 58"W
C50	20.94'	15.00'	80° 00' 00"	12.59'	19.28'	S0° 53' 02"E
C51	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C52	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C53	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C54	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C55	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C56	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C57	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C58	82.55'	473.00'	10° 00' 00"	41.38'	82.45'	S44° 06' 58"W
C59	91.98'	527.00'	10° 00' 00"	46.11'	91.88'	N44° 06' 58"E
C60	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C61	80.92'	527.00'	8° 47' 53"	40.54'	80.84'	N53° 30' 55"E
C62	72.63'	473.00'	8° 47' 53"	36.39'	72.56'	S53° 30' 55"W
C63	49.60'	35.00'	81° 12' 07"	30.00'	45.56'	N8° 30' 55"E
C64	21.26'	15.00'	81° 12' 07"	12.86'	19.52'	S81° 29' 05"E
C65	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C66	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C67	25.87'	15.00'	98° 47' 53"	17.50'	22.78'	S8° 30' 55"W
C68	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N77° 05' 09"W
C69	275.53'	60.00'	263° 06' 28"	67.69'	89.80'	S9° 28' 05"W
C70	21.76'	15.00'	83° 06' 28"	13.30'	19.90'	N80° 31' 55"W
C71	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S12° 54' 51"W
C72	50.21'	327.00'	8° 47' 53"	25.16'	50.16'	N36° 29' 05"W
C73	41.92'	273.00'	8° 47' 53"	21.00'	41.88'	S36° 29' 05"E
C74	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C75	275.53'	60.00'	263° 06' 28"	67.69'	89.80'	S0° 40' 12"W
C76	21.76'	15.00'	83° 06' 28"	13.30'	19.90'	N89° 19' 48"W
C77	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C78	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C79	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C80	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD DIRECTION
C81	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C82	148.18'	965.00'	8° 47' 53"	74.24'	148.03'	S53° 30' 55"W
C83	158.93'	1035.00'	8° 47' 53"	79.62'	158.77'	N53° 30' 55"E
C84	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N77° 05' 09"W
C85	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N12° 54' 51"E
C86	157.70'	1027.00'	8° 47' 53"	79.01'	157.55'	N36° 29' 05"W
C87	149.41'	973.00'	8° 47' 53"	74.85'	149.26'	N36° 29' 05"W
C88	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C89	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C90	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N73° 59' 24"E
C91	165.37'	50.00'	189° 29' 44"	602.02'	99.66'	N4° 06' 58"E
C92	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C93	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N65° 45' 28"W
C94	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C95	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C96	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C97	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C98	23.56'	15.00'	89° 58' 53"	15.00'	21.21'	S85° 52' 28"E
C99	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C100	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C101	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C102	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N12° 54' 51"E
C103	21.76'	15.00'	83° 06' 28"	13.30'	19.90'	S88° 58' 25"W
C104	275.53'	60.00'	263° 06' 28"	67.69'	89.80'	N16° 21' 37"E
C105	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S77° 05' 09"E
C106	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S0° 53' 02"E
C107	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S12° 54' 51"W
C108	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S12° 54' 51"W
C109	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N77° 05' 09"W
C110	157.70'	1027.00'	8° 47' 53"	79.01'	157.55'	S36° 29' 05"E
C111	149.41'	973.00'	8° 47' 53"	74.85'	149.26'	S36° 29' 05"E
C112	73.78'	480.50'	8° 47' 53"	36.86'	73.71'	S36° 29' 05"E
C113	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S16° 00' 36"E
C114	165.37'	50.00'	189° 29' 44"	602.02'	99.66'	S39° 59' 39"E
C115	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C116	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N24° 14' 32"E
C117	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S41° 36' 58"W
C118	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C119	18.68'	15.00'	71° 20' 13"	10.77'	17.49'	N76° 33' 09"W
C120	301.81'	60.00'	288° 12' 25"	43.43'	301.36'	N31° 52' 57"E
C121	9.65'	15.00'	36° 52' 12"	5.00'	9.49'	S22° 26' 56"E
C122	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C123	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N65° 45' 28"W
C124	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C125	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S0° 53' 02"W
C126	264.57'	1723.00'	8° 47' 53"	132.55'	264.31'	N36° 29' 05"W
C127	53.42'	518.16'	5° 54' 25"	26.73'	53.40'	N35° 02' 21"W
C128	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S0° 53' 02"E
C129	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N12° 54' 51"E
C130	248.45'	1618.00'	8° 47' 53"	124.47'	248.21'	S36° 29' 05"E
C131	240.16'	1664.00'	8° 47' 53"	120.32'	239.92'	N36° 27' 06"E
C132	23.56'	15.00'	90° 00' 00"	15.0		

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 User: jbarlowe Apr 23 - 14:12
 Plot Date/Time: Apr 18, 23 - 15:16:14



- LEGEND**
- PHASE LINE
 - PROPOSED WATER LINE
 - PROPOSED WASTE WATER LINE
 - PROPOSED FORCE MAIN
 - EXISTING CONTOUR (2' INTERVAL)



RIVER BRIDGE RANCH
 PRELIMINARY PLAT
 OVERALL UTILITY & PHASING PLAN

NO.	REVISIONS	DESCRIPTION	DATE	BY

DATE:	DESIGNED BY:	SIR	CRC	DWR	UTILITY + PHASING.DWG
	DRAWN BY:				
	CHECKED BY:				
	DRAWING NAME:				



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JOB NUMBER:
 A208-452

SHEET NO.
18
 OF 18 SHEETS