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 INFO	RMATION		

Subject Property Address:			
Currently mix of CD Zoning District: CD-4 & CD-5 areas		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 <u>TOTAL COST \$1,015</u>

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				
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				
Signature of Owner: Printed Name, Title: Signature of Agent: Salar Ranjbar, PE				
Form Updated October, 2019				

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: <u>Jolan W. Date: 4/5/2023</u>

Form Updated March, 2023



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,

Salar Ranjbar, P.E. Project Manager

LEGAL DESCRIPTION:

BEING TWO TRACTS COMBINED FOR A TOTAL OF 373.74 ACRES (16,280,288) 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.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT 1: 44.90 ACRES (1,955,807 SQ. FT.)

COMMENCING AT A 1/2-INCH IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF STAPLES ROAD (80' RIGHT-OF-WAY) FOR THE WEST CORNER OF SAID 563.797 ACRE TRACT, THE NORTHWEST CORNER OF A CALLED 53.897 ACRE TRACT (F.M. 110 PUBLIC RIGHT-OF-WAY). DESCRIBED IN DOCUMENT NO. 2016-16001654. O.P.R.H.C.TX., AND THE SOUTHWEST CORNER OF A CALLED 16.509 ACRE TRACT, DESCRIBED IN DOCUMENT NO. 18001659, O.P.R.H.C.TX.;

THENCE NORTH 49 DEGREES 10 MINUTES 27 SECONDS EAST, THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110, THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT, AND THE SOUTHEAST LINE OF SAID 16.509 ACRE TRACT, A DISTANCE OF 2,600.87 FEET TO A CALCULATED POINT ON THE SOUTH LINE OF A CALLED 140.166 ACRE TRACT (TRACT 1), DESCRIBED IN DOCUMENT NO. 19040022 O.P.R.H.C.TX., FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A TXDOT TYPE II MONUMENT FOUND BEARS NORTH 66 DEGREES 29 MINUTES 49 SECONDS EAST, A DISTANCE OF 0.84 FEET;

THENCE NORTH 49 DEGREES 10 MINUTES 27 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT AND THE SOUTHEAST LINE OF SAID 140.166 ACRE TRACT, A CALLED 139.898 ACRE TRACT (TRACT 2), DESCRIBED IN SAID DOCUMENT NO. 19040022, O.P.R.H.C.TX., AND A CALLED 231.501 ACRE TRACT (TRACT 3), DESCRIBED IN SAID DOCUMENT NO. 19040022, O.P.R.H.C.TX. A DISTANCE OF 6948.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET ON THE NORTHWEST LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT AND WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 THI

FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 2,982.56 FEET, A RADIUS OF 11,210.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 14 MINUTES 39 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF 2.973.77 FEET TO A CALCULATED POINT AT THE BEGINNING OF A CURVE TO THE RIGHT, FROM WHICH A CONCRETE BASE FOUND BEARS SOUTH 07 DEGREES 16 MINUTES 39 SECONDS WEST, A DISTANCE OF 0.72 FEET,

2. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 542.45 FEET, A RADIUS OF 4,890.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 21 MINUTES 21 SECONDS, AND A CHORD THAT BEARS SOUTH 37 DEGREES 06 MINUTES 23 SECONDS WEST, A DISTANCE OF 542.17 FEET TO A TXDOT TYPE II MONUMENT FOUND, 3. SOUTH 85 DEGREES 17 MINUTES 03 SECONDS WEST, A DISTANCE OF 42.56 FEET TO A TXDOT TYPE II MONUMENT FOUND

4. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 717.41 FEET, A RADIUS OF 4,860.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 27 MINUTES 28 SECONDS, AND A CHORD THAT BEARS SOUTH 44 DEGREES 52 MINUTES 04 SECONDS WEST, A DISTANCE OF 716.76 FEET TO A TXDOT TYPE II MONUMENT FOUND.

(DAMAGED). AT THE BEGINNING OF A CURVE TO THE RIGHT.

5. SOUTH 04 DEGREES 27 MINUTES 06 SECONDS WEST, A DISTANCE OF 42.56 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT. 6. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1,413.72 FEET, A RADIUS OF 4,890.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 33 MINUTES 52 SECONDS, AND A CHORD THAT BEARS SOUTH 57 DEGREES 44 MINUTES 02 SECONDS WEST, A

DISTANCE OF 1,408.80 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE LEFT, 7. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 628.57 FEET, A RADIUS OF 11,210.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 12 MINUTES 46 SECONDS, AND A CHORD THAT BEARS SOUTH 64 DEGREES 24 MINUTES 35 SECONDS WEST, A DISTANCE OF 628.49 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT. AND 8. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 717.89 FEET, A RADIUS OF 11,210.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 40 MINUTES 09 SECONDS, AND A CHORD THAT BEARS SOUTH 64 DEGREES 39 MINUTES 52 SECONDS WEST, A DISTANCE OF 717 77 FEFT TO THE POINT OF REGINNING AND CONTAINING 44 90 ACRES OF LAND. MORE OR LESS

COMMENCING AT A 1/2-INCH IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF STAPLES ROAD (80' RIGHT-OF-WAY), ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110. FOR THE NORTHWEST CORNER OF SAID 563.797 ACRE TRACT. AND THE SOUTHWEST CORNER OF SAID 16.509 ACRE TRACT;

THENCE SOUTH 44 DEGREES 53 MINUTES 16 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID 563.797 ACRE TRACT, THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 110, AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, A DISTANCE OF 410.34 FEET TO A CALCULATED POINT FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A TXDOT TYPE II MONUMENT FOUND BEARS NORTH 69 DEGREES 31 MINUTES 35 SECONDS EAST. A DISTANCE OF 0.48 FEET: THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT AND WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE

FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1. NORTH 00 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 169.63 FEET TO A TXDOT TYPE II MONUMENT FOUND, 2. NORTH 45 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 222.18 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE

BEGINNING OF A CURVE TO THE RIGHT. 3. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1,734.64 FEET, A RADIUS OF 4,632.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 27 MINUTES 24 SECONDS, AND A CHORD THAT BEARS NORTH 47 DEGREES 11 MINUTES 09 SECONDS EAST, A DISTANCE OF 1,724.52 FEET TO A TXDOT TYPE II MONUMENT FOUND

4. NORTH 57 DEGREES 54 MINUTES 51 SECONDS EAST, A DISTANCE OF 870.57 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT. 5. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 918.56 FEET, A RADIUS OF 10,990.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 47 MINUTES 20 SECONDS, AND A CHORD THAT BEARS NORTH 63 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF 918.30 FEET TO A CALCULATED POINT AT THE BEGINNING OF A CURVE TO THE LEFT. FROM WHICH A TXDOT TYPE II MONUMENT FOUND BEARS SOUTH 32 DEGREES 22 MINUTES 20 SECONDS EAST, A DISTANCE OF 0.45 FEET,

6. WITH SAID CURVE TO THE LEFT, AT AN ARC LENGTH OF 2,838.08 PASSING A 1/2-INCH IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT ROW" AND CONTINUING FOR A TOTAL ARC LENGTH OF 2.861.78 FEET. A RADIUS OF 5.110.00 FEET. A CENTRAL ANGLE OF 32 DEGREES 05 MINUTES 15 SECONDS, AND A CHORD THAT BEARS NORTH 49 DEGREES 58 MINUTES 20 SECONDS EAST, A DISTANCE OF 2,824.52 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, 7. WITH SAID CURVE TO THE RIGHT. HAVING AN ARC LENGTH OF 2.393.19 FEET. A RADIUS OF 10.990.00 FEET. A CENTRAL ANGLE OF

12 DEGREES 28 MINUTES 36 SECONDS, AND A CHORD THAT BEARS NORTH 40 DEGREES 10 MINUTES 01 SECONDS EAST, A DISTANCE OF 2,388.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET, AND 8. NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, A DISTANCE OF 751.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1. SOUTH 10 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 165.15 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED

"LJA SURVEY" SET, 2. SOUTH 22 DEGREES 57 MINUTES 44 SECONDS EAST, A DISTANCE OF 549.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

"LJA SURVEY" SET, 4. SOUTH 47 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 161.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

5. SOUTH 20 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 331.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, 6. SOUTH 11 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 523.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET,

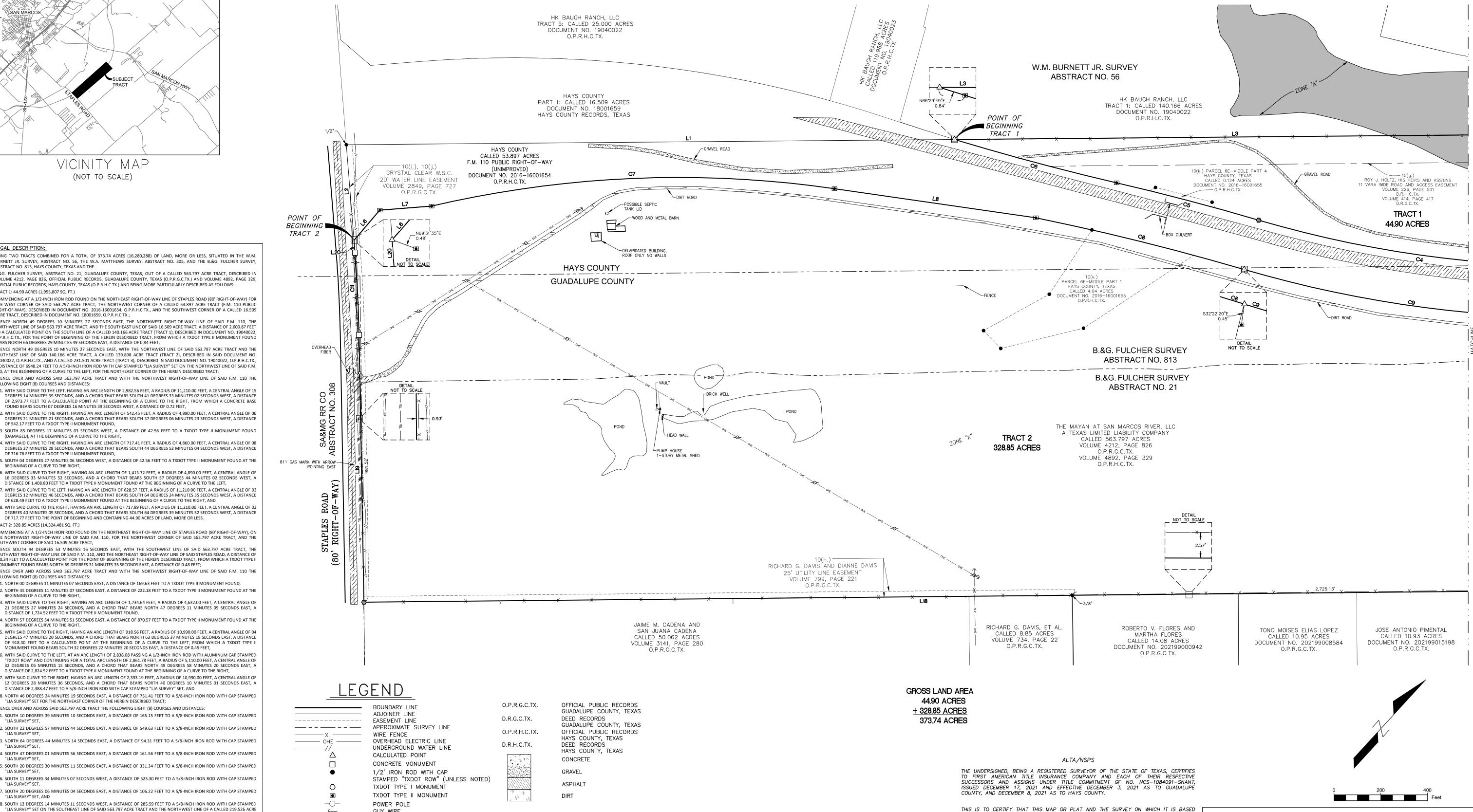
7. South 20 degrees 06 minutes 04 seconds east, a distance of 106.22 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" SET, AND 8. SOUTH 12 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 285.59 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED

TRACT, DESCRIBED IN VOLUME 4048, PAGE 295, O.P.R.G.C.TX., FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 49 DEGREES 06 MINUTES 58 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, THE NORTHWEST LINE OF A CALLED 219.526 ACRE TRACT DESCRIBED IN VOLUME 4048, PAGE 295, O.P.R.G.C.TX., THE NORTHWEST LINE O A CALLED 10.98 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018-99046621, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 10.99 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202099034464, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 11.00 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202199018384, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 10.93 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202199015198, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 10.95 ACRE TRACT DESCRIBED IN DOCUMENT NO 20219908584, O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 14.08 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202199000942 O.P.R.G.C.TX., THE NORTHWEST LINE OF A CALLED 8.85 ACRE TRACT DESCRIBED IN VOLUME 734, PAGE 22, O.P.R.G.C.TX., AND THI NORTHWEST LINE OF A CALLED 50.062 ACRE TRACT DESCRIBED IN VOLUME 3141, PAGE 280, O.P.R.G.C.TX., AT A DISTANCE OF 2,513.67 FEET PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN ENG" FOUND, AT A DISTANCE OF 3,287.22 FEET PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "MATKIN HOOVER ENG&SURVEY" FOUND, AT A DISTANCE OF 3,784.66 FEET PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "MATKIN HOOVER ENG&SURVEY" FOUND. AT A DISTANCE OF 6.012.35 FEET PASSING A 3/8-INCH IRON ROD FOUND. AND CONTINUING FOR A TOTAL DISTANCE OF 8.772.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FOR THE SOUTH CORNER OF THE

HEREIN DESCRIBED TRACT AND THE WEST CORNER OF SAID 50.062 ACRE TRACT; THENCE WITH THE SOUTHWEST LINE OF SAID 563.797 ACRE TRACT AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STAPLES ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1. NORTH 41 DEGREES 23 MINUTES 10 SECONDS WEST, AT A DISTANCE OF 981.52 FEET PASSING A TXDOT TYPE I MONUMENT, AND

CONTINUING FOR A TOTAL DISTANCE OF 1,143.87 FEET TO A TXDOT CONCRETE MONUMENT FOUND AT THE BEGINNING OF A 2. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 352.90 FEET, A RADIUS OF 5,771.07 FEET, A CENTRAL ANGLE OF 03 DEGREES 30 MINUTES 13 SECONDS, AND A CHORD THAT BEARS NORTH 43 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE

OF 352.84 FEET TO A TXDOT CONCRETE MONUMENT FOUND, AND 3. NORTH 44 DEGREES 53 MINUTES 16 SECONDS WEST, A DISTANCE OF 52.70 FEET TO THE POINT OF BEGINNING AND CONTAINING



GUY WIRE THEREOF. THE FIELD WORK WAS COMPLETED ON <u>JUNE</u>, 2021.

DESCRIPTION CONTROL POINT | NORTHING EASTING SURFACE NORTHING | SURFACE EASTING | ELEVATION 2310355.89 3853687.07 13854713.64 2310527.09 637.42 5/8-INCH IR W/ CAP STAMPED "LJA SURVEY" 5/8-INCH IR W/ ALUM. CAP IN CONCRETE 3853956.95 | 2314568.40 623.27 13854983.53 2314739.91

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b(1), 8, 9, 11a, 13, AND 14 OF TABLE A

DATED THIS 29 DAY OF DECEMBER, 2021.

NO CHANGES OR ADDITIONS TO THIS CERTIFICATION WILL BE ALLOWED WITHOUT THE EXPRESS WRITTEN CONSENT AND AGREEMENT BY THE SURVEYOR PRIOR TO CONTRACT EXECUTION.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6864

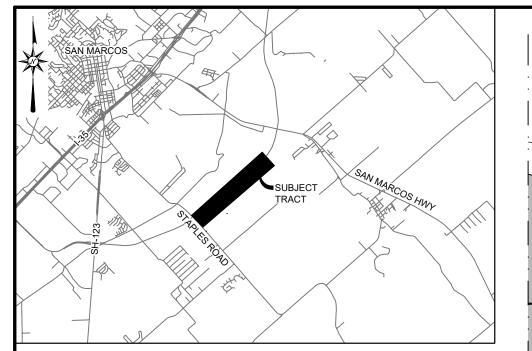
ALTA/NSPS BOUNDARY SURVEY 373.74 ACRES

IN MULTIPLE SURVEYS OF HAYS COUNTY AND GUADALUPE COUNTY, TEXAS

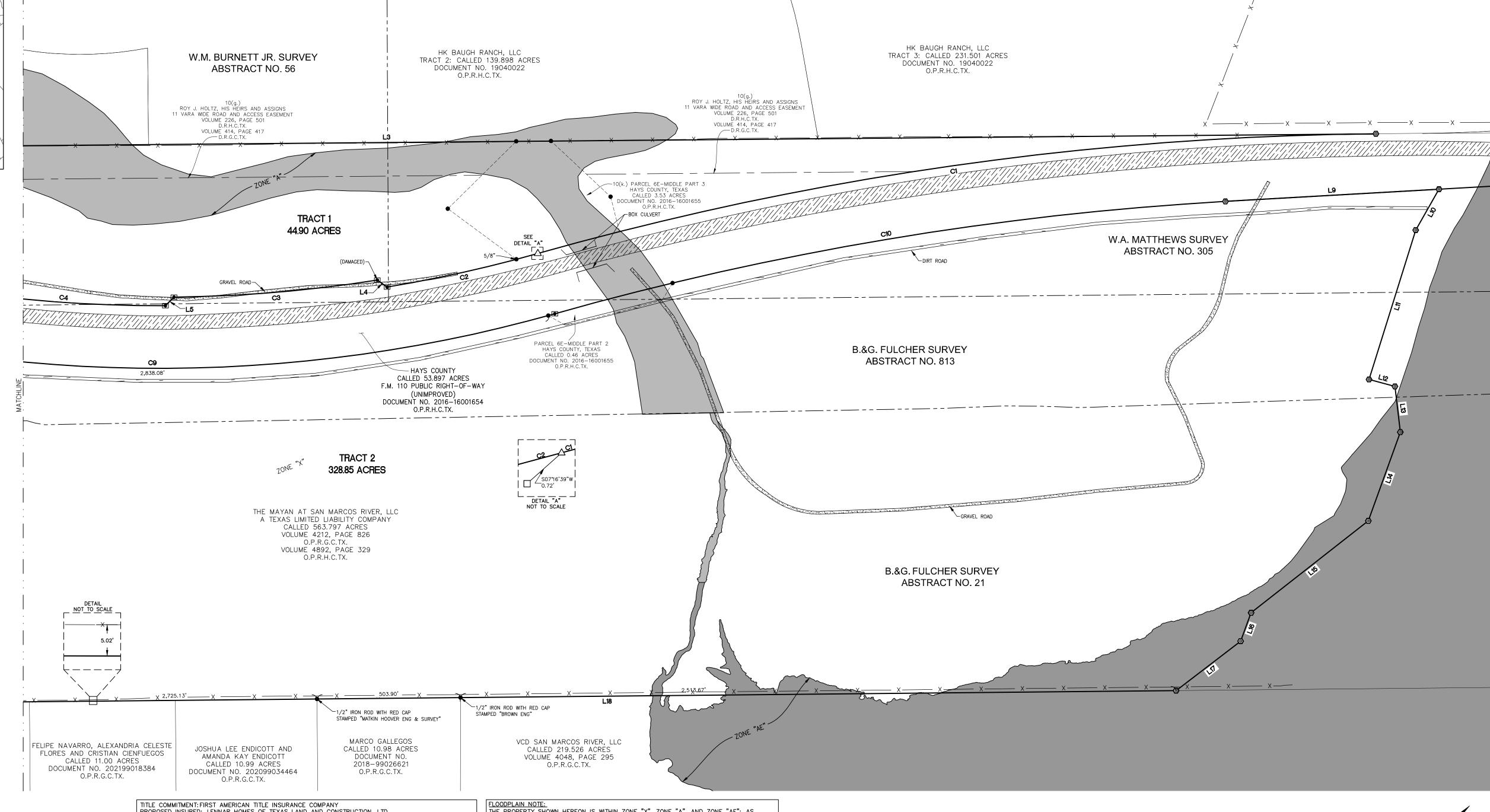
LJA Surveying, Inc.	
7500 Rialto Blvd, Building II Suite 100	Phone 512.439.4700
Austin, Texas 78735	T.B.P.E.L.S. Firm No. 10194382

DRWN BY: CHKD BY: PROJ. NO. PAGE LJAS001 1"=200' |12/29/21| -A208-0452 | MRO

328.85 ACRES OF LAND. MORE OR LESS.



VICINITY MAP (NOT TO SCALE)



	Line Table					
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

L20 N44° 53' 16"W

		Cu	rve Table		
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

PROPOSED INSURED: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. GF 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.

GUADALUPE COUNTY, TEXAS. (AFFECTS, AS SHOWN HEREON)

AFFECT SUBJECT PROPERTY. (DOES NOT AFFECT)

REFERENCES:

10) 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, 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
- i. EASEMENT: RECORDED: IN DOCUMENT NO. 2015006050, 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) I. 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.

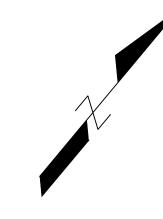
n. CEMETERY AS STATED IN THE FIELD NOTES OF SAID TRACT LYING ALONG THE NORTHWEST PROPERTY LINE AND ANY RIGHTS OF INGRESS/EGRESS, TO THE EXTENT THAT THE SAME MAY

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. 48209C0484F, 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.
- MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY. THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
- ALL MAJOR EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ARE SHOWN ON THIS PLAT, SHOULD THEY EXIST AT THE TIME OF SURVEY. NO SITE ADDRESS OF PROPERTY WAS PROVIDED NO PARKING STRIPES ARE ON THIS TRACT
- 7) ACCESS TO PROPERTY CAN BE OBTAINED FROM STAPLES ROAD AND SH 110.



Feet



373.74 ACRES IN MULTIPLE SURVEYS OF HAYS COUNTY AND GUADALUPE COUNTY, TEXAS

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

PROJ. NO. PAGE DRWN BY: CHKD BY: SCALE DATE LJAS001 MRO 1"=200' |12/29/21 | -A208-0452 | 2 OF 2

RIVER BRIDGE RANCH PRELIMINARY PLAT

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.

FLOODPLAIN INFORMATION

5/2/23



PARKLAND REQUIREMENTS

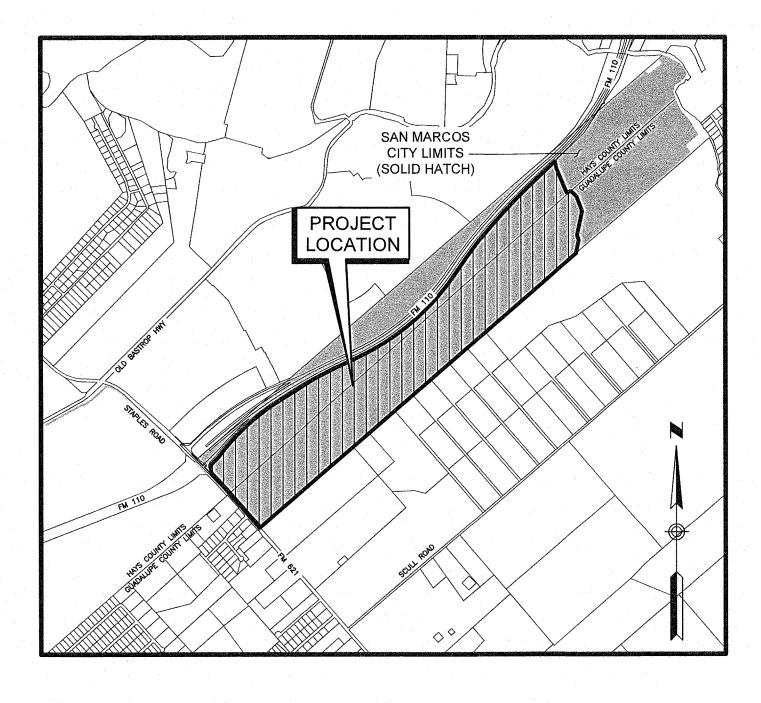
THE PARKLAND DEDICATION REQUIREMENTS FOR THIS SUBDIVISION ARE CALCULATED AS FOLLOWS REQUIRED AREA = 5 Ac. x NO. OF SINGLE FAMILY LOTS x 2.7 / 1000 $5 \times 1352 \times 2.7 / 1000 = 18.25 Ac.$

LAND	USE SUMMAR	Υ	
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
			·			

STAPLES ROAD



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

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

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

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

NOTES:

1. 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.

2. 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.

3. 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.

5. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OF THE EDWARDS AQUIFER.

6. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.

7. WATER SERVICE WILL BE PROVIDED BY CITY OF SAN MARCOS.

8. ELECTRIC SERVICES SHALL BE SUPPLIED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.

9. TELEPHONE SERVICE SHALL BE SUPPLIED BY AT&T.

10. MINIMUM BUILDING SETBACKS SHALL BE SET BY ZONING. 11. PUBLIC UTILITY EASEMENT OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.

12. ALL STREETS AND ALLEYS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF SAN MARCOS REQUIREMENTS AND UPON

STREET NAME	LINEAR FOOTAGE	<u>R.O.W.</u>	CLASSIFICATION	STREET NAME	LINEAR FOOTAGE	R.O.W.	CLASSIFICATION
. A	1,232	100'	AVENUE	Υ	656	54'	RE5IDENTIAL
В	1,111	70', 60' & 54'	COLLECTOR &	Z	1,849	54'	RESIDENTIAL
		,	RESIDENTIAL	AA	506	54'	RESIDENTIAL
С	814	70' & 54'	COLLECTOR & RESIDENTIAL	88	320	54'	RESIDENTIAL
	1 162	70 0 54	COLLECTOR &	, CC	630	54'	RESIDENTIAL
D	1,163	.70' & 54'	RESIDENTIAL	DD	526	54'	RESIDENTIAL
E	474	70'	COLLECTOR	EE	327	54'	RESIDENTIAL
F	9,870	70', 60' & 54'	COLLECTOR &	FF	930	54'	RESIDENTIAL
	·	ļ	RESIDENTIAL COLLECTOR &	GG	965	54'	RESIDENTIAL
G	1,228	70' & 54'	RESIDENTIAL	НН	240	54'	RESIDENTIAL
Н	2,328	54'	RESIDENTIAL	ll ll	519	54'	RESIDENTIAL
Ī	1,462	54'	RESIDENTIAL	JJ	2,663	54'	RESIDENTIAL
j	157	54'	RESIDENTIAL	KK	567	54'	RESIDENTIAL
K	748	54'	RESIDENTIAL	LL	942	54'	RESIDENTIAL
L	117	54'	RESIDENTIAL	MM	612	54'	RESIDENTIAL
M	491	54'	RESIDENTIAL	NN	580	54'	RESIDENTIAL
N	701	54'	RESIDENTIAL	00	518	54'	RESIDENTIAL
. 0	235	54'	RESIDENTIAL	PP	1,314	54'	RESIDENTIAL
. P	959	54'	RESIDENTIAL	QQ	2,574	54'	RESIDENTIAL
Q	789	54'	RESIDENTIAL	RR	177	54'	RESIDENTIAL
R	3,022	54'	RESIDENTIAL	55	294	54'	RESIDENTIAL
S	422	54'	RESIDENTIAL	П	177	54'	RESIDENTIAL
T	882	54'	RESIDENTIAL	· UU	379	54'	RESIDENTIAL
U	470	54'.	RESIDENTIAL	VV	648	54'	RESIDENTIAL
٧	470	54'	RE5IDENTIAL	WW	183	54'	RESIDENTIAL
W	327	541	RESIDENTIAL	TOTAL	49,215		
	†	 	-			J	

	В	422	VARIE5	REAR ALLEY & LANE
	С	422	VARIE5	REAR ALLEY & LANE
	D	725	VARIE5	REAR ALLEY & LANE
100	E	902	VARIE5	REAR ALLEY & LANE
	F	997	VARIE5	REAR ALLEY & LANE
	G	728	VARIE5	REAR ALLEY & LANE
	Н	497	VARIE5	REAR ALLEY & LANE
	I	561	VARIE5	REAR ALLEY & LANE
	j	942	VARIE5	REAR ALLEY & LANE
	К	892	VARIE5	REAR ALLEY & LANE
			· · ·	
			100	

UTILITY EASEMENT

A 962 VARIES REAR ALLEY & LANE

13. 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.

AMENITY CENTER

14. HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY LOTS DESIGNATED AS OPEN SPACE, PRIVATE ACCESS AND/OR AMENITY CENTER THESE INCLUDE:

	AND/OR AMEN EN 5PACE	IIII CENTE		PEN 5PACE
BLOCK	LOT		BLOCK	LOT
Α	1&2		88	27, 75, 126 & 127
С	1, 9, 59 & 83		CC	66, 67 & 68
F	34		DD	1 & 5
G	1 & 21		EE	1
К	1, 24, 25 & 41		FF	1
N	1		GG	14
R	1 & 2		НН	1
U	1		KK	21
٧	1		00	17
Υ	1		QQ	20

X 647 54' RESIDENTIAL

15. ANY LOTS FRONTING ON COLLECTOR OR LARGER STREETS SHALL NOT HAVE DRIVEWAYS CONNECTING TO THOSE STREETS.

16. ANY ALLEY LOADED LOTS SHALL BE RESTRICTED TO ACCESS FROM THE ALLEY.

17. 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. 18. PARKLAND WILL BE SATISFIED THROUGH LAND DEDICATION IN ACCORDANCE WITH THE PARKS PLAN APPROVED BY THE CITY OF SAN

19. DEDICATED PARKLAND IS OPEN TO THE PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

20. 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 = 0.99992590500 GRID TO SURFACE SCALE FACTOR = 1.00007410049 SCALED ABOUT 0,0

LJA Engineering, Inc.

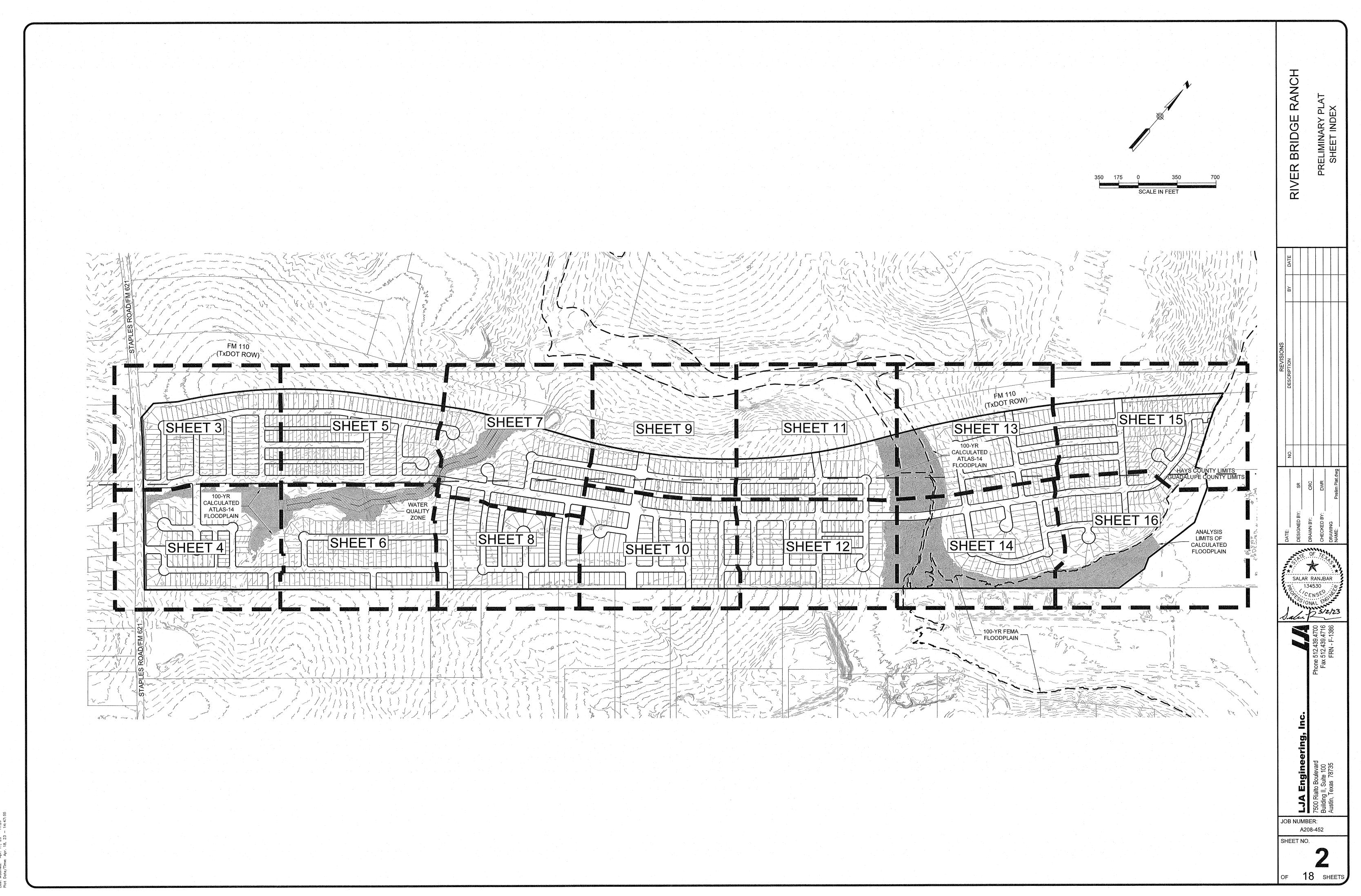
7500 Rialto Boulevard

Building II, Suite 100

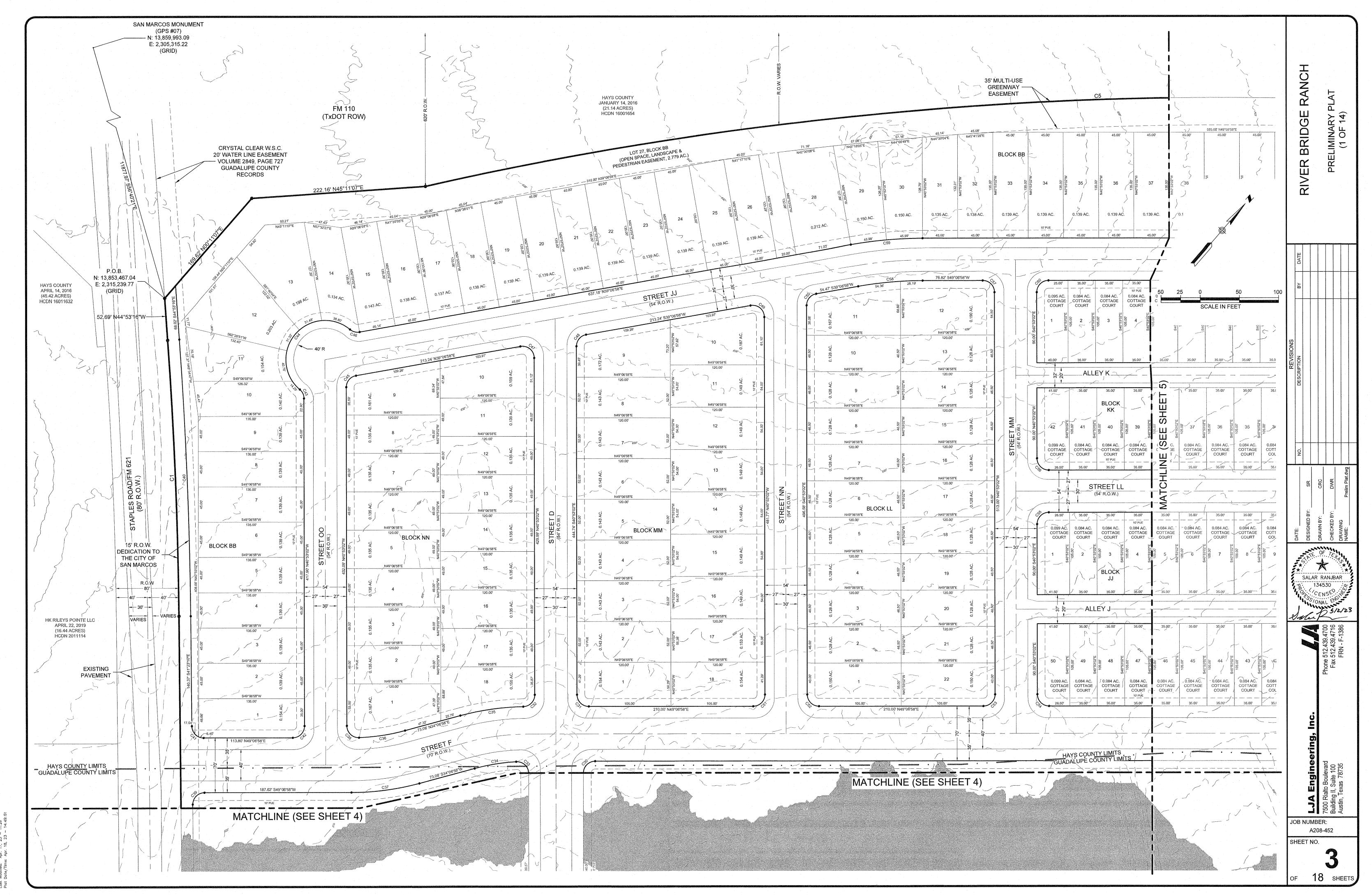
Austin, Texas 78735



Phone 512.439.4700 Fax 512.439.4716 FRN - F-1386

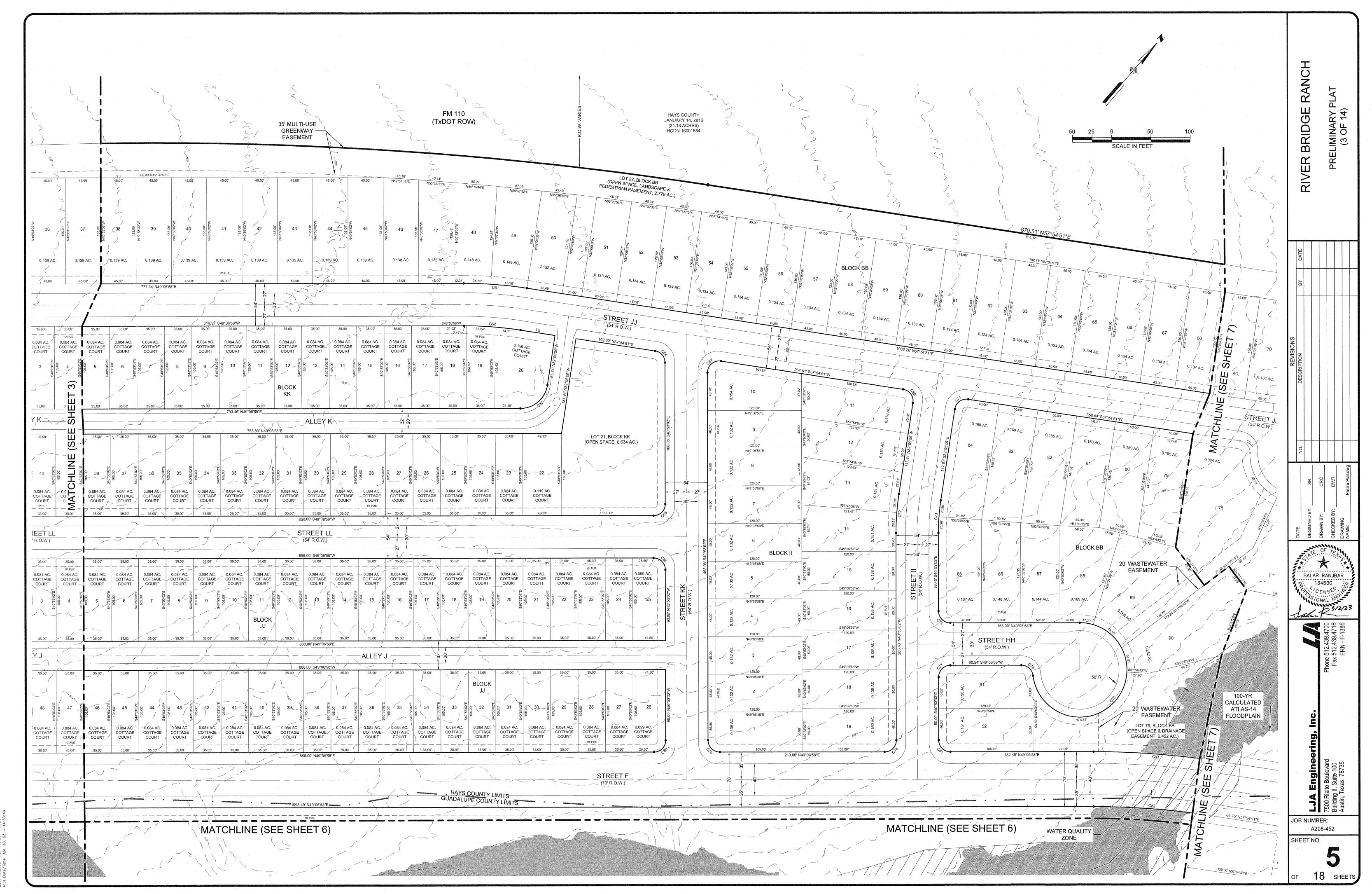


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User: ccarnes



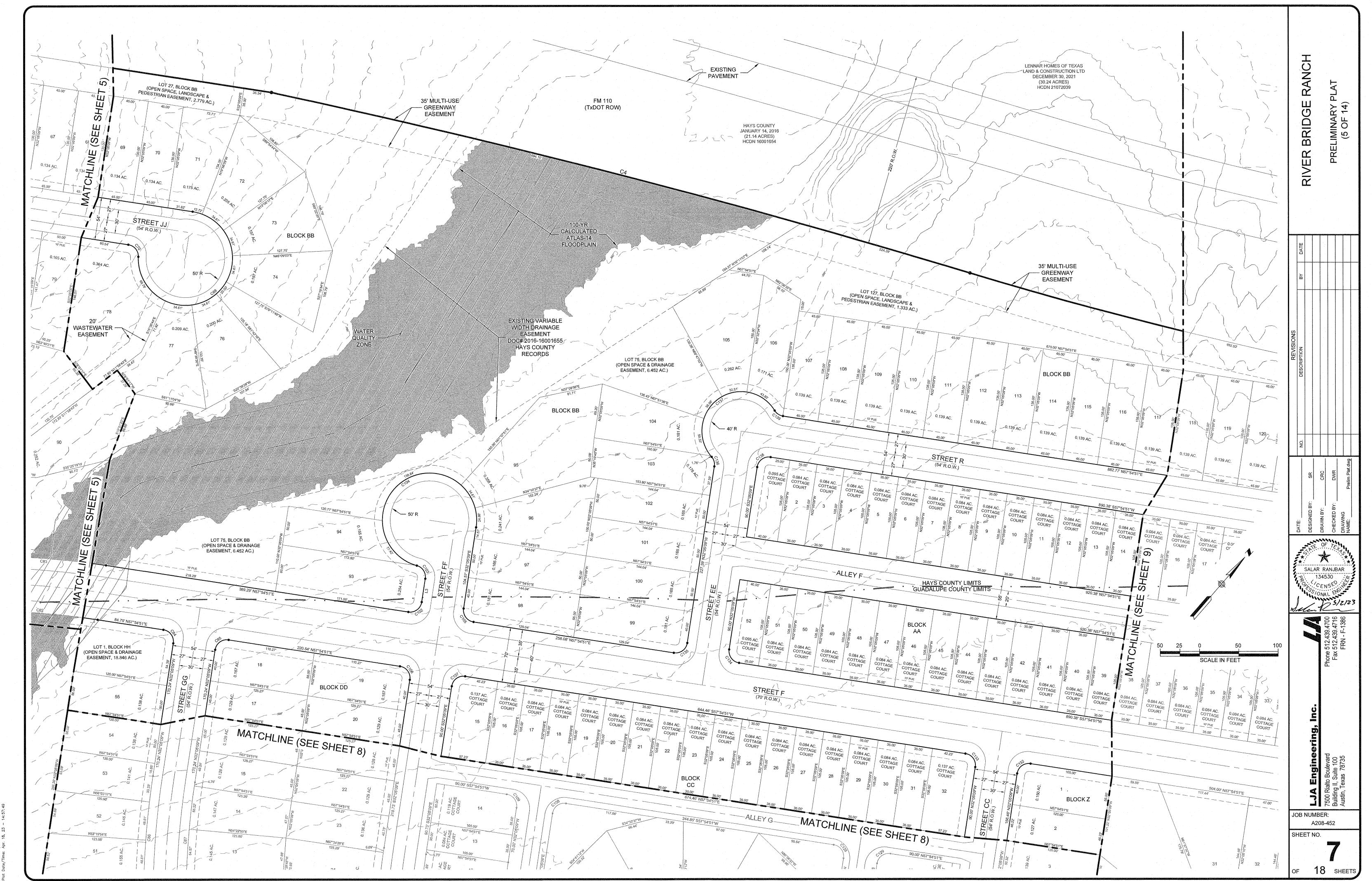
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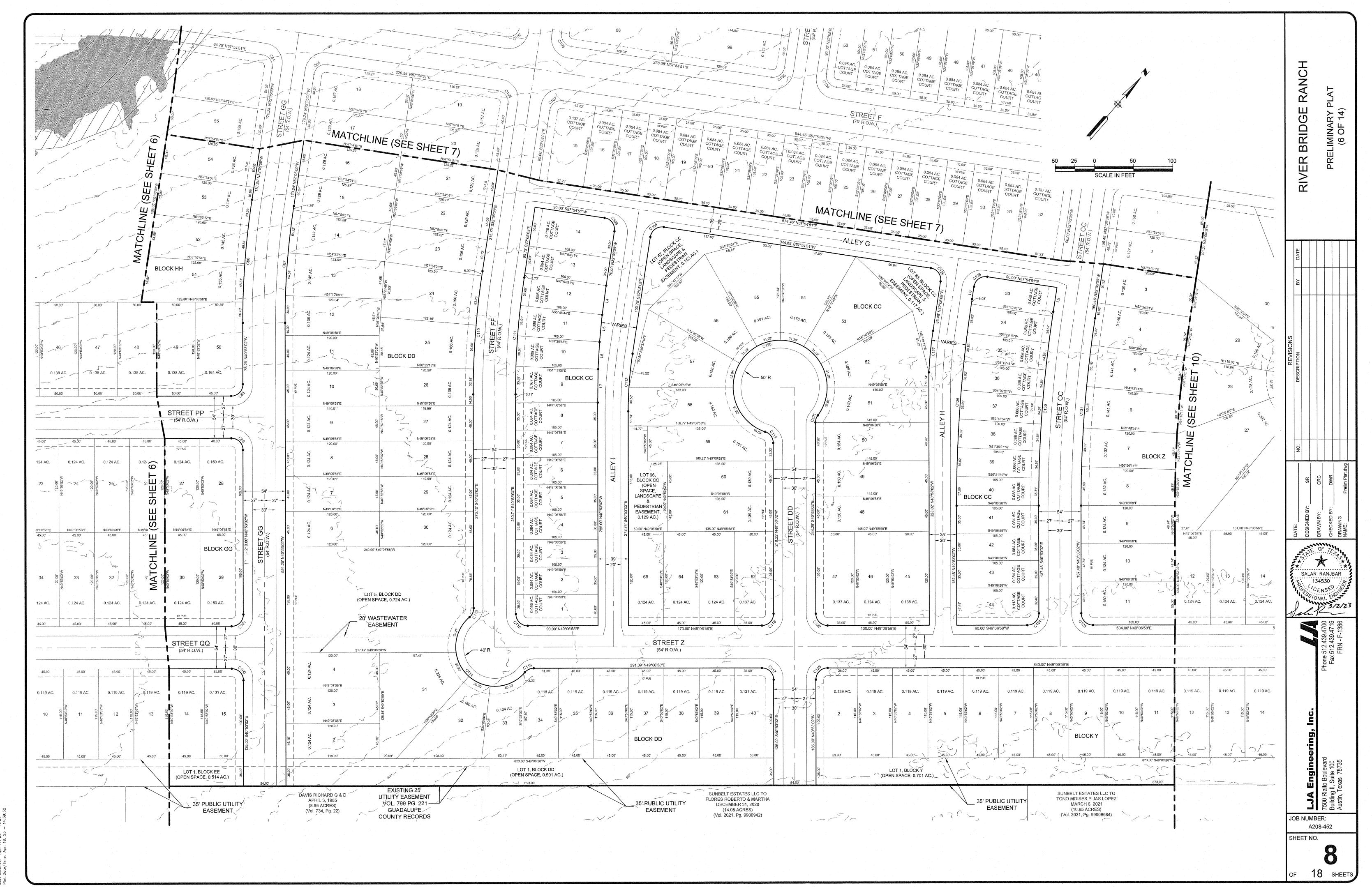


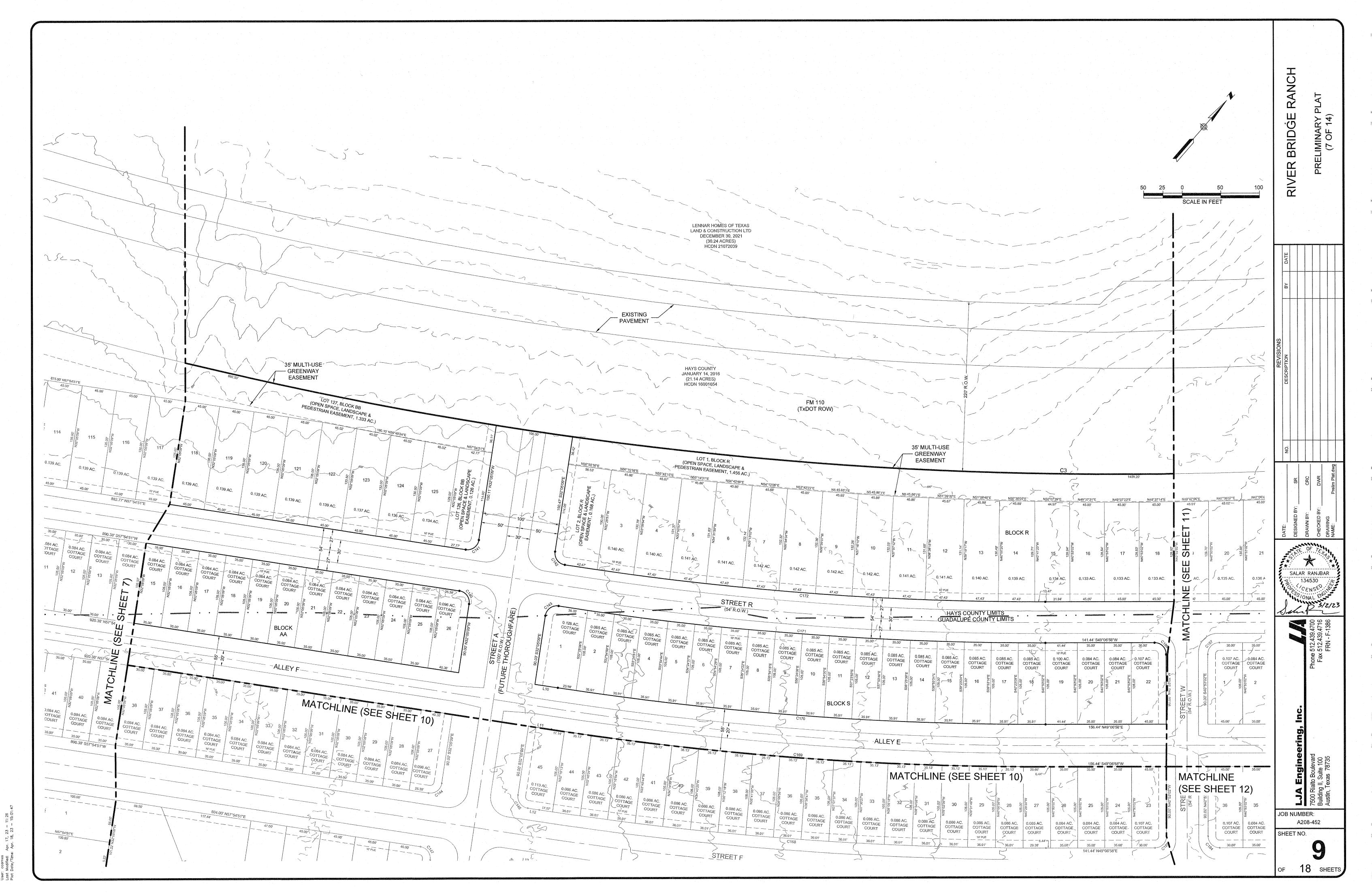
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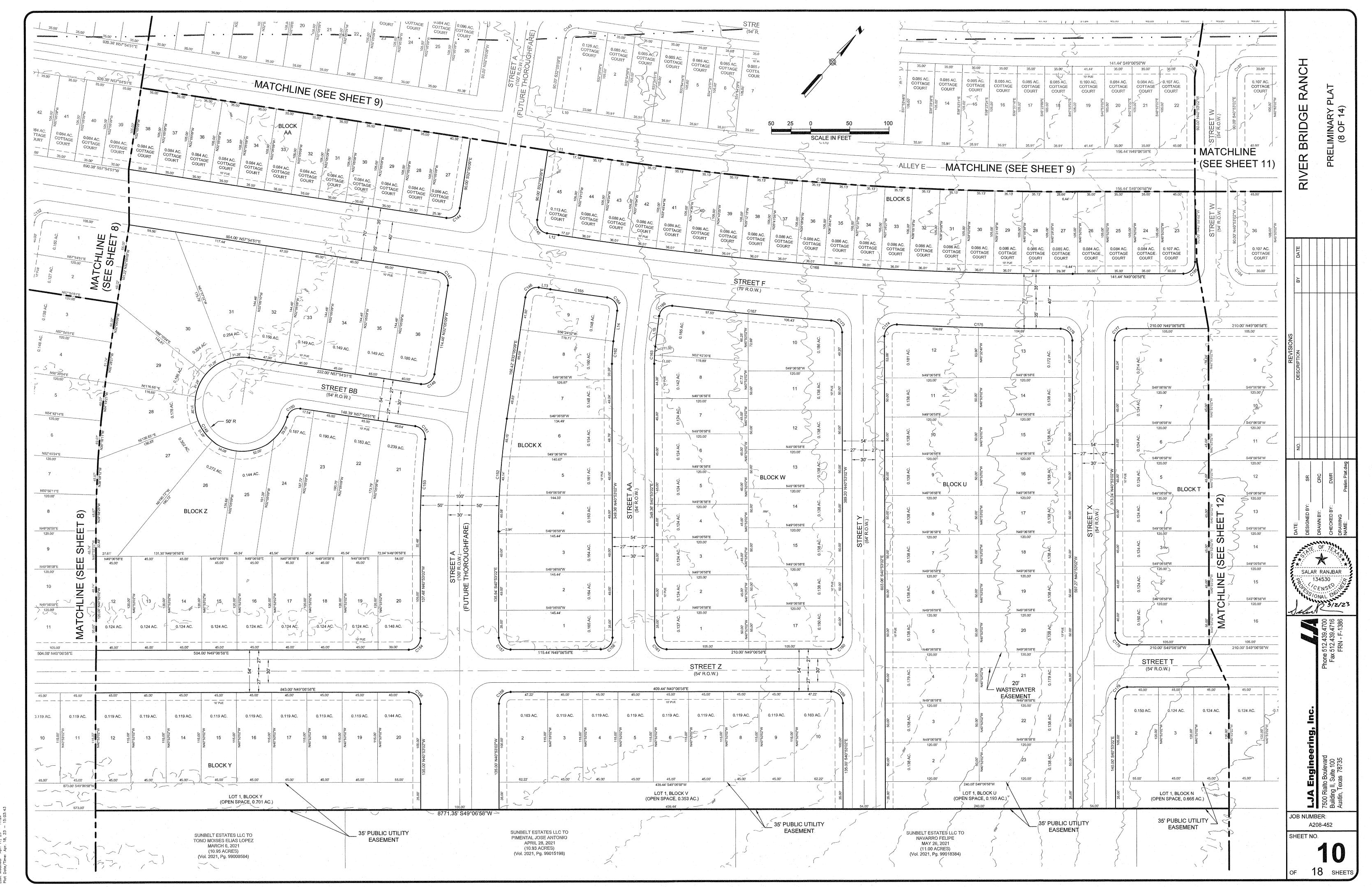
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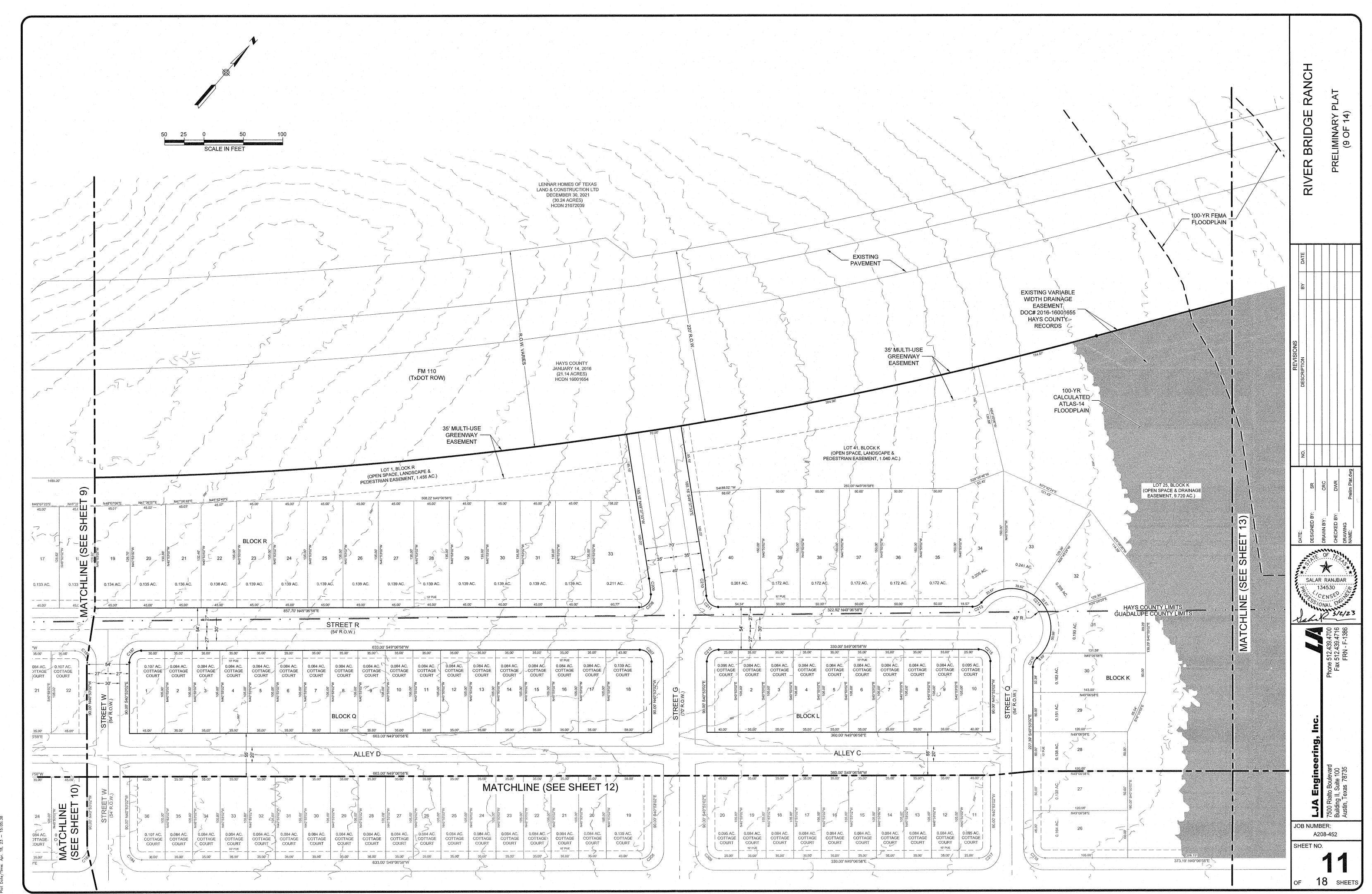
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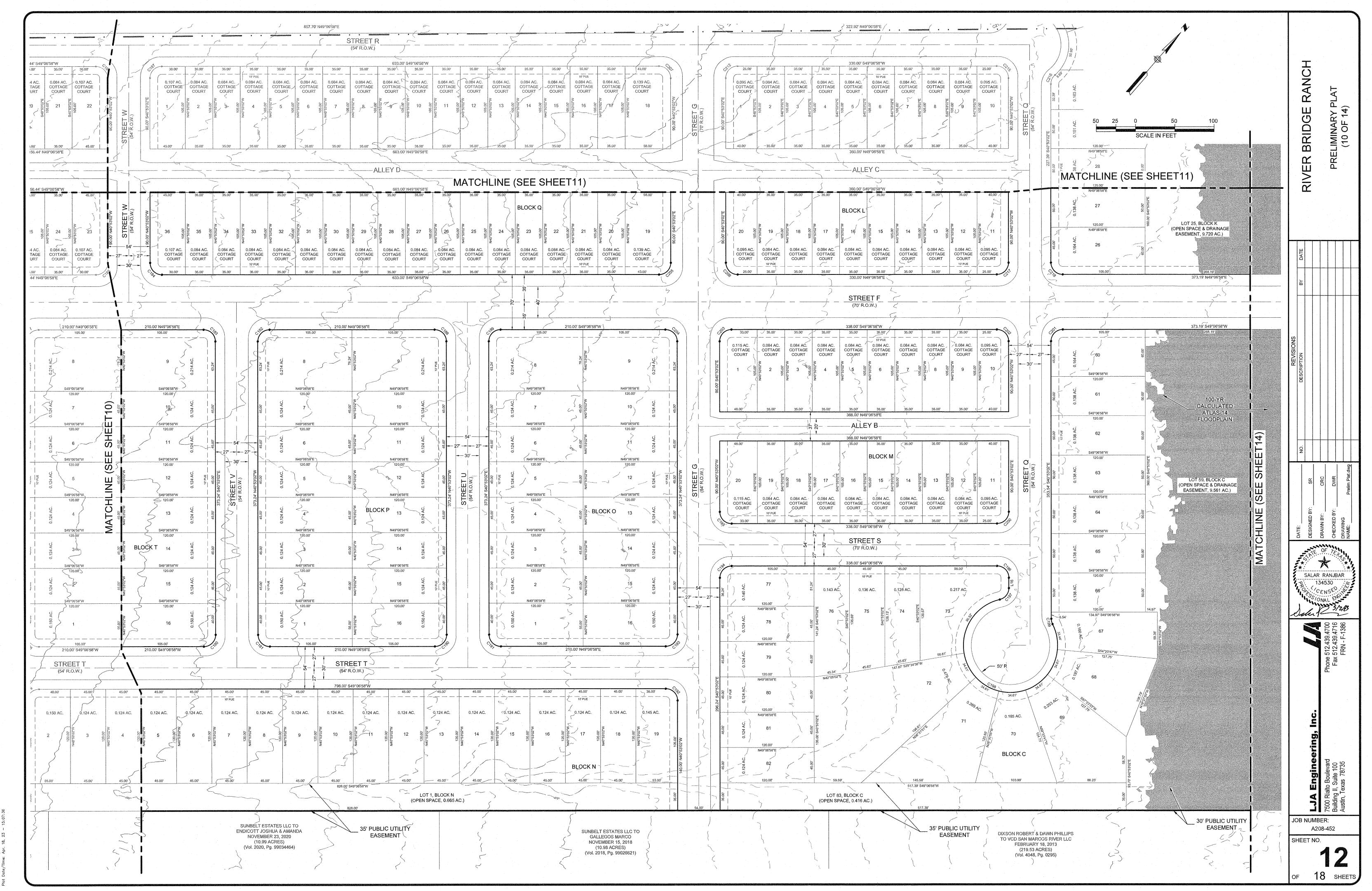






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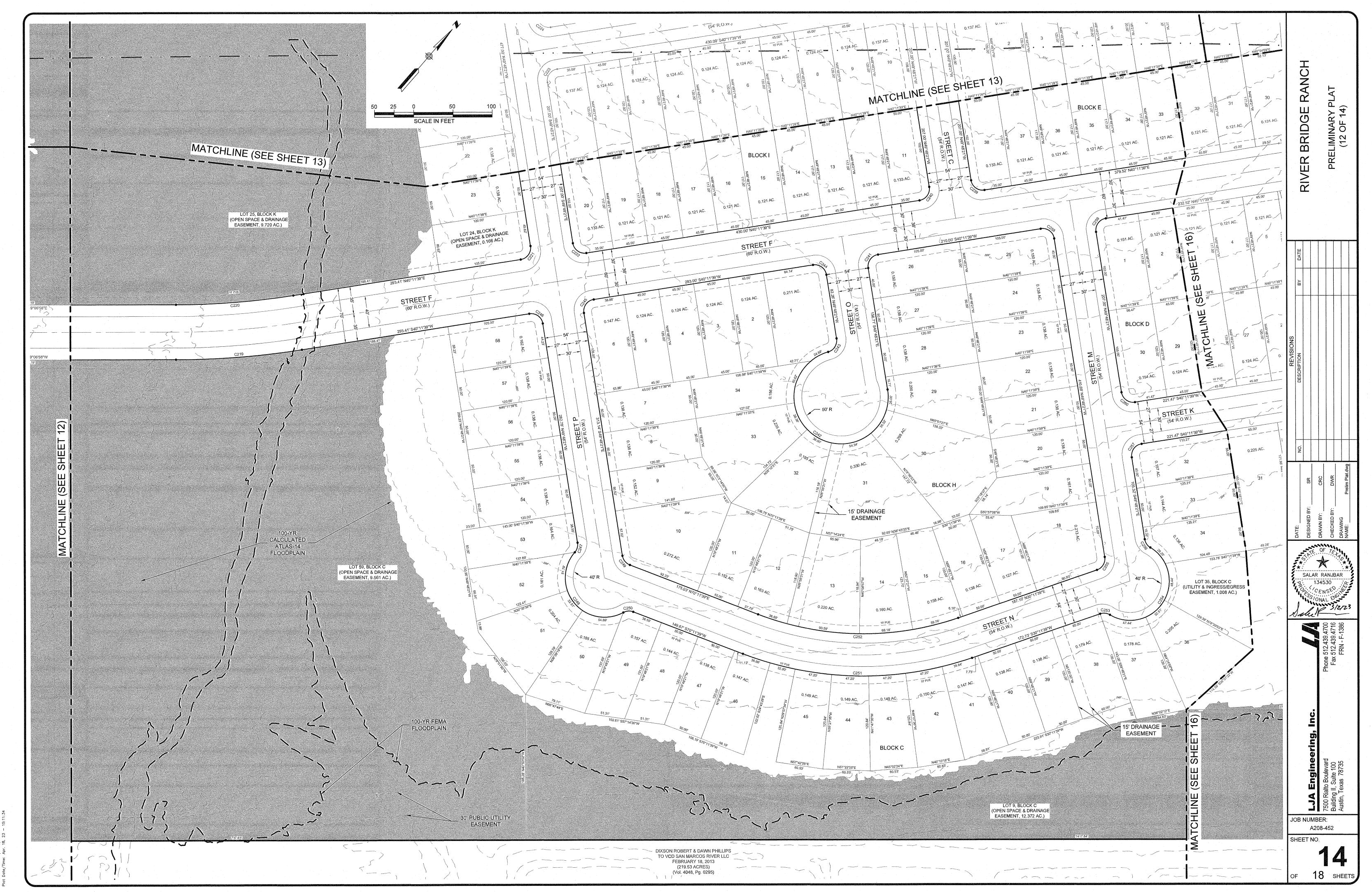


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I: VAZUO (+52(NYET bringle) VAZU (Treilin Flot (Treilin Flot) West cognes

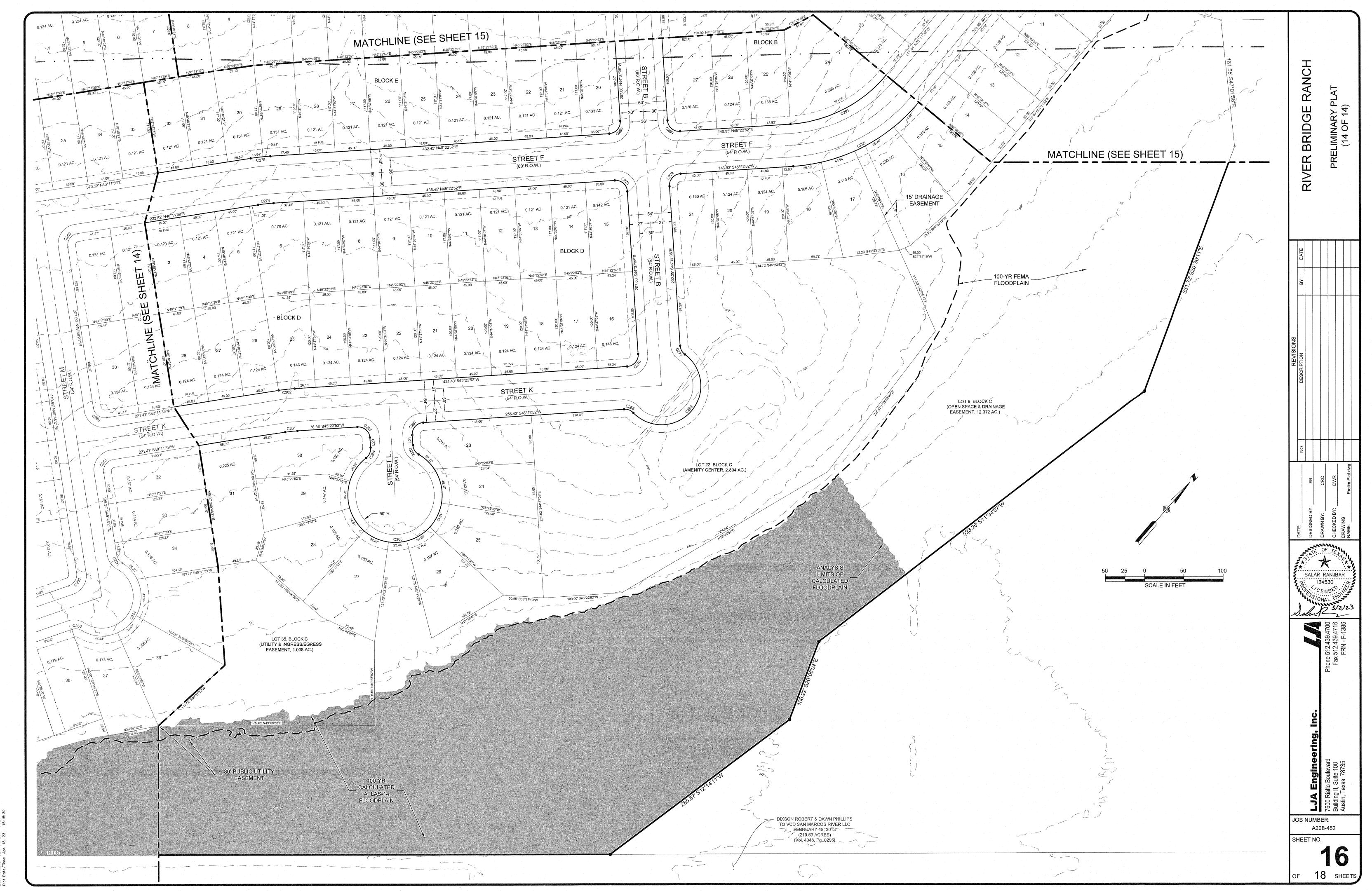
Last Modified: Apr. 17, 23 – 11:26





I. YAZUO (+AZU) VER DINGGE VIENNI FIDI (FIRMIN) USEr: ccarnes

Last Modified: Apr. 17, 23 – 11:26



	LINE TABLE							
LIN	E#	LENGTH	DIRECTION					
L	1	39.36'	N68° 06' 00"W					
L	2	44.46'	S57° 54' 51"W					
L	3	30.11'	N32° 05' 09"W					
L	4	37.57'	N32° 58' 35"W					
L	5	34.80'	N35° 20' 11"W					
L	6	34.80'	N37° 38' 00"W					
L	7	42.55'	N40° 05' 51"W					
L	8	16.46'	N32° 05' 09"W					
L	9	31.46'	S32° 05' 09"E					
L	10	30.02'	N57° 54' 51"E					
L	11	30.02'	S57° 54' 51"W					
L	12	15.02'	N57° 54' 51"E					
L	13	15.02'	S57° 54' 51"W					
L	14	39.37'	N33° 35' 58''W					
L	15	39.37'	S33° 35' 58"E					
L	16	13.20'	N40° 53' 02"W					
L	17	34.97'	S40° 11' 39"W					
L	18	35.00'	N40° 11' 39"E					
L	19	17.00'	N49° 48' 21"W					
L	20	12.86'	N44° 37' 08"W					
L	21	12.86'	S44° 37' 08"E					
L	22	41.42'	N44° 37' 08"W					
L	23	41.42'	S44° 37' 08"E					
L	24	23.00'	N44° 37' 08"W					
L	25	45.00'	S45° 22' 52"W					
L	26	23.00'	S44° 37' 08"E					
L	27 ′	15.85'	S45° 22' 52"W					

JRVE #	ARC LENGTH	RADIUS	CURVE	TABLE	CHORD LENGTH	CHORD DIRECTION
C1	352.87'	5770.64'	3° 30' 13"	176.49'	352.82'	N43° 08' 16"W
C2	2393,02'	10989.19	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'	10989.19	4° 47' 20"	459,52'	918.23'	N63° 37' 18"E
	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'	169° 25' 49"	540.54'	99.57'	S4° 06' 58"W
C23	10.40'	15.00'	39° 42' 54"	5.42'	10.19'	S68° 58' 25"W
C24	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C24	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C25	275.53'	60.00	263° 06' 28"	67.69'	89.80'	N0° 40' 12"E
C26	275.53	15.00'	83° 06' 28"	13.30'	19.90'	S89° 19' 48"E
C27	23.56'	15.00	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C28	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'	21.21	N3° 34' 38"E
C33	23.26	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° 56' 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 S41° 36' 58"W
C37	87.70'	335.00'	15° 00' 00"	44.10'	87.45'	
C38	24.12'	15.00'	92° 07' 52"	15.57'	21.60'	S86° 56' 58"E
C39 C40	23.69' 353.42'	15.00' 5785.64'	3° 30' 00"	15.13'	21.31' 353.37'	S3° 51' 54"W S43° 08' 10"E
C40	23.43'	15.00'	89° 29' 52"	176.77' 	21.12'	S86° 08' 06"E
C41	23.43	15.00	90° 00' 00"	15.00'	21.12	N4° 06' 58"E
				····		
C43	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N65° 45' 28"W N0° 53' 02"W
C44	156.64'	50.00'	179° 29' 44"	11357.27'	100.00'	
C45	20.94'	15.00'	80° 00' 00"	12.59'	19.28'	S0° 53' 02"E N63° 59' 24"E
C46	13.02'	15.00'	49° 44′ 52″ 100° 00′ 00″	6.95'	22.98'	S89° 06' 58"W
C47	26.18'	15.00' 15.00'	80° 00' 00"	17.88' 12.59'	19,28'	S0° 53' 02"E
C48	26.18'	 	100° 00' 00"	17.88'	22.98'	S89° 06' 58''W
C49	<u> </u>	15.00'	80° 00' 00"		19.28'	S0° 53' 02"E
C50	20.94'	15.00' 15.00'	90, 00, 00,	12.59' 15.00'	21.21'	N4° 06' 58"E
C51	23.56'		90° 00' 00"	15.00	21.21	S85° 53' 02"E
C52	23.56'	15.00'				
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'	91.86'	N44° 06′ 58″E
C60	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	\$4° 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'	\$8° 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
	21.76'	15.00'	83° 06′ 28″	13.30'	19.90'	N80° 31' 55"W
C70	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S12° 54' 51"W
C71	1 1	327.00'	8° 47' 53"	25.16'	50.16'	N36° 29' 05"W
	50.21'	1	8° 47' 53"	21.00'	41.88′	S36° 29' 05"E
C71	50.21' 41.92'	273.00'			04 041	1 0058 501 00115
C71 C72		15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C71 C72 C73	41.92'	1		15.00' 67.69'	89.80'	S0° 40' 12"W
C71 C72 C73 C74	41.92' 23.56'	15.00'	90° 00' 00"		 	
C71 C72 C73 C74 C75	41.92' 23.56' 275.53'	15.00' 60.00'	90° 00' 00" 263° 06' 28"	67.69'	89.80'	S0° 40' 12"W
C71 C72 C73 C74 C75 C76	41.92' 23.56' 275.53' 21.76'	15.00' 60.00' 15.00'	90° 00' 00" 263° 06' 28" 83° 06' 28"	67.69' 13.30'	89.80' 19.90'	S0° 40' 12"W N89° 19' 48"W

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'	S4° 06' 58"W
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
C95	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'	\$85° 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'	S85° 53′ 02"E
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'	N73° 38' 23"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'	S77° 05' 09''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"	36.96'	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'	S85° 53' 02"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'	S85° 53' 02"E
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'	70.36'	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'	N4° 06' 58"E
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'	N85° 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'	N77° 05' 09"W
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'	1564.00'	8° 47' 53"	120.32'	239.92'	N36° 29' 05"W
C132	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N12° 54' 51"E
C133	23.56'	15.00'	90° 00' 00"	15.00′	21.21'	N77° 05' 09"W
C134	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N77° 05' 09"W
C135	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N12° 54' 51"E
C136	13.02'	15.00′	49° 44' 52"	6.95'	12.62'	N56° 57' 35"W
C137	165.37'	50.00'	189° 29' 44"	602.02'	99,66'	N12° 54' 51"E
C138	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S12° 54' 51"W
C139	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N82° 47' 17"E
C140	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N77° 05' 09"W
C141	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N12° 54' 51"E
C142	23.51'	15.00'	89° 46' 57"	14.94'	21.17'	S76° 58' 38"E
C143	23.62'	15.00'	90° 12' 47"	15.06'	21.25'	S13° 01' 14"W
C144	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S12° 54' 51"W
C145	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S77° 05' 09"E
C146	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S12° 54' 51"W
C147	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S77° 05' 09"E
C147	23.56	15.00'	90° 00' 00"	15.00'	21.21	S12° 54' 51"W
C140 C149	275.53'	60.00	263° 06' 28"	67.69'	89.80'	S73° 38' 23"E
C149 C150	275.53	15.00'	83° 06' 28"	13.30'	19.90'	N16° 21' 37"E
	-	 				
C151	22.96'	15.00'	87° 41' 48"	72.23	20.78'	S78° 14' 15"E
C152	144.38'	950.00'	8° 42' 27"	72.33'	144.24'	\$36° 31' 48"E
C153	116.75'	1030.00'	6° 29' 40"	58.44'	116.69'	S37° 38' 12"E
C154	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C155	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C156	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C157	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
0450	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C158	 	†				

CURVE#	ARC LENGTH	RADIUS 15.00'	DELTA 90° 00' 00"	TANGENT 15.00'	CHORD LENGTH	CHORD DIRECTION S85° 53' 02"E
	28.86	·				
C162		227.00'	7° 17' 04"	14.45'	28.84'	N37° 14' 30'W
C163	21.99'	173.00'	7° 17' 04"	11.01'	21.98'	S37° 14' 30"E
C164	23.42'	15.00'	89° 27' 01"	14.86'	21.11'	N78° 19' 28'W
C165	73.37'	4362.00'	0° 57' 50"	36.69	73,37'	S57° 25' 56"W
C166	23.42'	15.00'	89° 27' 01"	14.86'	21.11'	S11° 07' 32"W
C167	203.96'	4362.00	2° 40' 44"	102.00'	203.94'	S54° 30' 41"W
C168	659,05'	4292.00'	8° 47' 53"	330.18'	658.41'	N53° 30' 55"E
						S53° 30' 55"W
C169	642.93'	4187.00'	8° 47' 53"	322.10'	642.30'	
C170	634.48'	4132.00'	8° 47′ 53"	317.87'	633.86′	N53° 30' 55"E
C171	633.32'	4027.00'	9° 00' 39"	317.32'	632.67'	S53° 37' 18"W
C172	625.14'	3973.00'	9° 00' 55"	313.22'	624.50'	N53° 37' 26"E
C173	22.50'	15.00'	85° 56' 40"	13.97'	20.45'	N83° 51' 22"W
C174	24.34'	15.00'	92° 57' 14"	15.79'	21.75'	S5° 35' 35"W
C175	209.38'	4362.00'	2° 45' 01"	104.71'	209.36'	S50° 41' 42"W
C176	23.51'	15.00'	89° 47' 47"	14.95'	21.18'	N85° 46' 55''W
C177	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C178	23.56'	15.00'	89° 59' 59"	15.00'	21.21'	N85° 53' 02"W
C179	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06′ 58"W
C180	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C181	23.56'	15.00'	90° 00' 00"	15,00'	21.21'	S85° 53' 02"E
	<u> </u>		 			
C182	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C183	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C184	23.56'	15.00'	90° 00' 00"	15.00'	21,21'	N85° 53' 02"W
C185	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C186	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02''W
C187	23.56	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58''W
		<u> </u>				
C188	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C189	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C190	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C191	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C192	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C193	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C194	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
		ļ	· · · · · · · · · · · · · · · · · · ·		 	
C195	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C196	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C197	20.13'	15.00'	76° 53' 57"	11.91'	18.65'	N2° 26' 03"W
C198	296,99'	60.00'	283° 36' 14"	47.21'	74.21'	S74° 12' 48"W
C199	6.99'	15.00'	26° 42' 17"	3.56'	6.93'	S54° 14' 11"E
C200	23,56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C201	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C202	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C203	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06′ 58″W
C204	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C205	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58''W
C206	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C207	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
						
C208	24.71'	15.00'	94° 23' 30"	16.20'	22.01'	N1° 55' 13"E
C209	20.12'	265,00'	4° 21' 00"	10.06'	20.12'	N47° 27' 02"W
C210	32.78'	335.00'	5° 36' 23"	16.40'	32.77'	S46° 49' 21"E
C211	22.74'	15.00'	86° 51' 52"	14.20'	20.62'	S87° 27' 06"E
C212	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 06' 58"W
C213	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N24° 14' 32"E
C214	165,37'	50.00'	189° 29' 44"	602.02'	99.66'	S85° 53' 02"E
	·				<u> </u>	
C215	23.56'	15,00'	90° 00' 00"	15.00'	21.21'	N85° 53' 02"W
C216	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S16° 00' 36"E
C217	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 06' 58"E
C218	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 53' 02"E
C219	161.17'	1035.00'	8° 55' 19"	80.75'	161.00'	S44° 39' 19"W
C220	150.27'	965.00'	8° 55' 19"	75.29'	150.11'	N44° 39' 19"E
C221	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 48' 21"W
	<u> </u>			-		
C222	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 11' 39"E
C223	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 48' 21"E
C224	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 11' 39"E
C225	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N74° 40' 47"W
C226	161.00'	50.00'	184° 29' 44"	1273.86'	99.92'	N7° 18' 21"W
C227	22.25'	15.00'	85° 00' 00"	13.74'	20.27'	S7° 18' 21"E
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C228	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	N60° 04' 05"E
C229	23.82'	273.00'	5° 00' 00"	11.92'	23.82'	S37° 41' 39"W
C230	28.54'	327.00'	5° 00' 00"	14.28'	28.53'	N37° 41' 39"E
C231	22.56'	15.00'	86° 11' 09"	14.03'	20.50'	S83° 17' 14"W
C232	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 48' 21"W
		 	 			
C233	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 11' 39"W
C234	22.56'	15.00'	86° 11' 09"	14.03'	20.50'	N2° 53' 55"W
C235	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 48' 21"W
C236	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N85° 11' 39"E
C237	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 11' 39"W
C238	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 48' 21"W
		 				
C239	23.56'	15.00'	90, 00, 00,	15.00'	21.21'	S85° 11' 39"W

CURVE #	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD DIRECTIO
C241	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 48' 21"E
C242	275.53'	60.00'	263° 06' 28"	67.69'	89.80'	S81° 44' 54"W
C243	21.76'	15.00'	83° 06' 28"	13.30'	19.90'	N8° 15' 06"W
C244	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 11' 39"W
C245	23.56'	15.00'	90° 00' 00"	15.00'	21,21'	S4° 48' 21"E
C246	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 11' 39"W
C247	13,02'	15.00'	49° 44' 52"	6.95'	12.62'	N24° 55' 55"W
C248	139.19'	50.00'	159° 29' 44"	276.44'	98.40'	N79° 48′ 21″W
C249	15.71'	15.00'	60° 00' 00"	8.66'	15.00'	S79° 48' 14"E
C250	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S45° 19' 13"W
C251	298.10'	427.00'	40° 00' 00"	155.42'	292.09'	S50° 11' 39"W
C252	260.40'	373.00'	40° 00' 00"	135.76'	255.15'	N50° 11' 39"E
C253	13.02'	15.00'	49° 44' 52"	6,95'	12.62'	S55° 04' 05"W
	156.64'	50.00'	179° 29' 44"	11357.27'	100.00'	S9° 48' 21"E
C254			,,,,			
C255	20.94'	15,00'	80° 00' 00"	12.59'	19.28'	N9° 48' 21"W
C256	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S74° 40' 47"E
C257	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S4° 48' 21"E
C258	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 11' 39"W
C259	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N4° 48' 21"W
C260	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S85° 11' 39"W
C261	15.66'	173.00'	5° 11' 13"	7.84'	15.66'	S42° 47' 16"W
C262	20.55'	227.00'	5° 11' 13"	10.28'	20.54'	S42° 47' 16"W
C263	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N89° 37' 08"W
C264	14.65	15.00'	55° 56' 39"	7.97'	14.07'	N16° 38' 48"W
C265	305.66'	60.00'	291° 53' 18"	40.56'	67.20'	S45° 22' 52"W
C266	14.65'	15.00'	55° 56' 39"	7.97'	14.07'	S72° 35' 27"E
C267	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S0° 22' 52"W
C268	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S70° 15' 18"W
C269	165.37'	50.00'	189° 29' 44"	602.02'	99.66'	S0° 22′ 52"W
C270	23.56′	15.00'	90° 00' 00"	15.00'	21.21'	S0° 22' 52"W
C271	13.02'	15.00'	49° 44' 52"	6.95'	12.62'	S69° 29' 34"E
C272	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S0° 22' 52"W
C273	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S89° 37' 08"E
C274	19.92'	220.00'	5° 11' 13"	9.96'	19.91'	N42° 47' 16"E
C275	25.35'	280.00'	5° 11' 13"	12.68'	25.34'	S42° 47' 16"W
C276	20.19'	223.00'	5° 11' 13"	10.10'	20.18'	N42° 47' 16"E
C277	25.08'	277.00'	5° 11' 13"	12.55'	25.07'	N42° 47' 16"E
C278	34.58'	382.00'	5° 11' 13"	17.30'	34.57'	S42° 47' 16"W
C279	10.68'	118.00'	5° 11' 13"	5.34'	10.68'	S42° 47' 16"W
C280	20.19'	223.00'	5° 11' 13"	10.10'	20.18'	N42° 47′ 16"E
C281	25.08'	277.00'	5° 11' 13"	12,55'	25.07'	S42° 47' 16"W
C282	23.56'	15,00'	90° 00' 00"	15.00'	21.21'	S0° 22' 52"W
C283	23.56'	15.00'	90, 00, 00,	15.00'	21.21'	S89° 37' 08"E
C284	22.91'	15.00'	87° 30' 38"	14.36'	20.75'	S1° 37' 33''W
	22.91	15.00	87° 30' 38"	14.36'	20.75'	N89° 08' 11"E
C285						
C286	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N0° 22' 52"E
C287	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S89° 37' 08"E
C288	23.56'	15.00'	90, 00, 00,	15.00'	21.21'	S0° 22' 52"W
C289	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	S89° 37' 08"E
C290	184.52'	227.00'	46° 34' 24"	97.70'	179.48'	S22° 05' 40"W
C291	140.62'	173.00	46° 34' 24"	74.46'	136,78'	N22° 05' 40"E
C292	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N46° 11' 32"W
C293	14.65'	15.00'	55° 56′ 39"	7.97'	14.07'	S60° 50' 08"W
C294	305.66'	60.00'	291° 53' 18"	40.56'	67.20'	N1° 11' 32'W
C295	14.65'	15.00'	55° 56' 39"	7.97'	14.07'	S63° 13' 13"E
C296	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N43° 48' 28"E
C297	84.73'	223.00'	21° 46' 12"	42.88'	84.22'	N12° 04' 38"W
C298	105.25'	277.00'	21° 46' 12"	53.27'	104.62'	S12° 04' 38"E
C299	103.19'	273.00'	21° 39' 24"	52.22'	102.58'	N33° 47' 26"W
C300	123.60'	327.00'	21° 39' 24"	62.55'	122.86'	S33° 47' 26"E
C301	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N89° 37' 08"W
C302	23.56′	15.00'	90° 00' 00"	15.00'	21,21'	S0° 22' 52''W
C303	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	N89° 37' 08"W
C304	23.56'	15.00'	90° 00' 00"	15.00'	21.21'	

SALAR RANJBAR

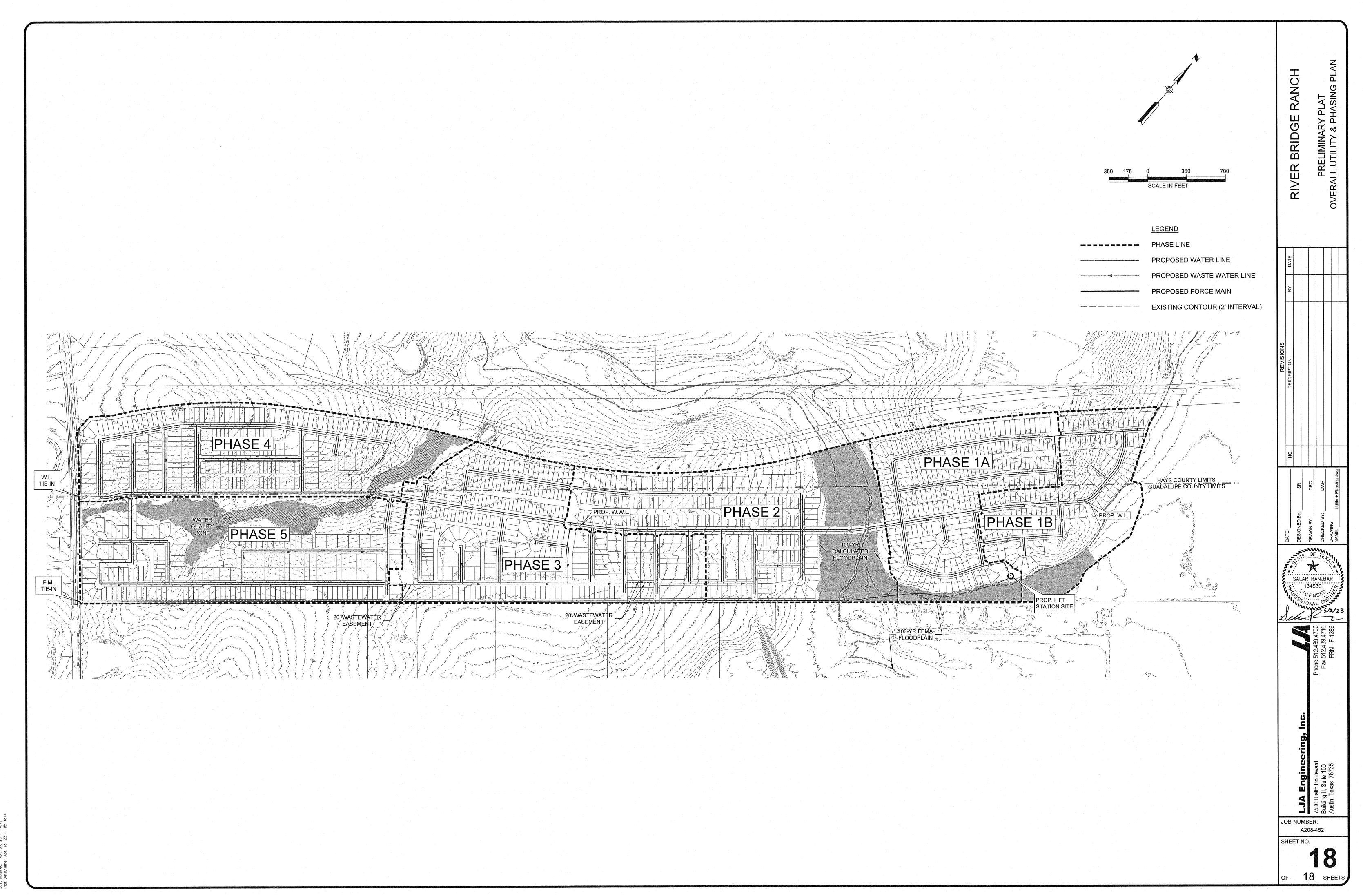
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RIVER BRIDGE RANCH

PRELIMINARY PLAT LINE AND CURVE TABLES

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