



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

April 6, 2023

Amanda Hernandez
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. Hernandez,

Please find enclosed a package including the zoning application and backup for a requested change from the zoning approved with the Settlement Agreement between "The Mayan at San Marcos River, LLC" and the City of San Marcos, filed December 17, 2020, to correctly reflect the planned development as depicted on numerous submittals on file with the City, including a preliminary plat (PC-22-47); Public Improvement Construction Plan (2022-44337) and watershed applications in conjunction with the PICP. In addition, a Traffic Impact Analysis (TIA) was approved 11/15/2022 and permit 2022-43615 was issued.

The applicant, Lennar Homes of Texas, is developing the property as a master planned residential development with a variety of lot sizes and residential uses. As such, the CD-3 zoning classification is appropriate for all proposed uses of the master plan, while the CD-5 zoning is not appropriate as it does not permit single family residential uses. Rather than deviate from the approved CD-5 zoning in the Settlement Agreement, the applicant proposes to rezone the property to a consistent use with the proposed master plan. In addition, to minimize confusion in permitting and facilitate review of building permits, CD-4 zoning is proposed to be changed to CD-3 to ensure uniform zoning across the project. An exhibit is attached to this package showing the proposed changes from CD-4 and CD-5 zoning to CD-3 zoning.

We request that the preliminary plan be placed on Planning and Zoning Commission for review and approval ahead of the zoning change in order to allow the project to continue to progress, and appreciate your response to our request at your earliest convenience.

I have attached email correspondence regarding the vesting of the project from the City of San Marcos legal counsel which indicates no impacts to the Settlement Agreement from this proposed change.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Salar Ranjbar', written over a horizontal line.

Salar Ranjbar, P.E.
Project Manager

ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION



Updated: September, 2020

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(es): _____

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: _____ Tax ID #: R _____

Preferred Scenario Designation: _____ Existing Zoning: _____

Existing Land Use(s): _____

DESCRIPTION OF REQUEST

Proposed Zoning District(s): _____

Proposed Land Uses / Reason for Change: _____

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.

Filing Fee* \$1,057 plus \$100 per acre Technology Fee \$13 MAXIMUM COST \$3,013

**Existing Neighborhood Regulating Plan Included.*

Submission of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

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
Zoning Change (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 02/15/2023

Printed Name, Title: Ken Blaker

Signature of Agent:  Date: 2/20/23

Printed Name, Title: Salar Ranjbar, PE

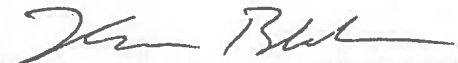
Form Updated October, 2019

**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 \$91 plus a \$13 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 \$91 plus a \$13 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: 02/15/2023

Print Name: Ken Blaker

Form Updated October, 2019

CD5-PART 1 – 18.031 ACRES (785,430 SQUARE FEET)

BEING A 18.031 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 813 AND THE WILLIAM BURNETT JR. SURVEY, ABSTRACT NO. 56, SITUATED IN HAYS COUNTY, TEXAS, AND THE BENJAMIN & GRAVES FULCHER SURVEY NO. 19, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 18.031 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, O.P.R.H.C.TX., ON THE NORTHEASTERLY RIGHT-OF-WAY OF STAPLES ROAD (80-FOOT RIGHT-OF-WAY) AND FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAME BEING THE SOUTH CORNER OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX., WITH GRID COORDINATES OF N:13853757.83, E: 2314950.70, FROM WHICH POINT A 1/2-INCH IRON ROD FOUND BEARS SOUTH 49 DEGREES 10 MINUTES 24 SECONDS WEST A DISTANCE OF 0.79 FEET,

THENCE SOUTH 44 DEGREES 51 MINUTES 11 SECONDS EAST, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, A DISTANCE OF 410.27 FEET TO A TXDOT TYPE II DISK MONUMENT FOUND AT THE SOUTH CORNER OF SAID 53.897 ACRE TRACT, FOR THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13853467.70, E: 2315240.04;

THENCE WITH THE SOUTHEAST LINE OF SAID 53.897 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 00 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 169.59 FEET TO A POINT,
- 2) NORTH 45 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 222.18 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 3) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 589.76 FEET, A RADIUS OF 4,632.00 FEET, A DELTA ANGLE 07 DEGREES 17 MINUTES 42 SECONDS, AND A CHORD THAT BEARS NORTH 40 DEGREES 06 MINTUES 18 SECONDS EAST, A DISTANCE OF 589.37 FEET TO A POINT;

THENCE SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, DEPARTING THE SOUTHEAST LINE OF SAID 53.897 ACRE TRACT, A DISTANCE OF 940.79 FEET TO A POINT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, OVER AND ACROSS SAID 563.797 ACRE TRACT, A DISTANCE OF 893.28 FEET TO A POINT ON THE

NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FROM WHICH A FENCE CORNER POST FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT, SAME BEING THE WEST CORNER OF A CALLED 50.0620 ACRE TRACT CONVEYED IN DEED TO JAIME M. CADENA AND WIFE, SAN JUANA CADENA, RECORDED IN VOLUME 3141, PAGE 280, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, BEARS SOUTH 41 DEGREES 21 MINUTES 04 SECONDS EAST, A DISTANCE OF 843.29 FEET;

THENCE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, SAME BEING THE SOUTHWEST LINE OF SAID 563.797 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, A DISTANCE OF 300.48 FEET TO A TXDOT TYPE I CONCRETE MONUMENT AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 352.30 FEET, A RADIUS OF 5,767.28 FEET, A DELTA ANGLE OF 03 DEGREES 30 MINUTES 00 SECONDS, AND CHORD THAT BEARS NORTH 43 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE 352.25 FEET TO A TXDOT TYPE I CONCRETE MONUMENT, AND
- 3) NORTH 44 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 52.82 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 18.031 ACRES OF LAND, MORE OR LESS.

CD5-PART 2 – 7.850 ACRES (341,948 SQUARE FEET)

BEING A 7.850 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, SITUATED IN HAYS COUNTY, TEXAS AND THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 7.850 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.40 E: 2323366.95;

THENCE SOUTH 17 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 259.02 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13857094.72, E: 2319952.15;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) SOUTH 47 DEGREES 59 MINUTES 08 SECONDS EAST, A DISTANCE OF 77.76 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 281.62 FEET, A RADIUS OF 770.72 FEET, A DELTA ANGLE OF 20 DEGREES 56 MINUTES 08 SECONDS, AND A CHORD THAT BEARS SOUTH 58 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 280.05 FEET TO A POINT,
- 3) SOUTH 65 DEGREES 57 MINUTES 47 SECONDS EAST, A DISTANCE OF 32.38 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 581.18 FEET, A RADIUS OF 9,855.55 FEET, A DELTA ANGLE OF 03 DEGREES 22 MINUTES 43 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 03 MINUTES 17 SECONDS WEST, A DISTANCE OF 581.10 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 268.65 FEET, A RADIUS OF 707.27 FEET, A DELTA ANGLE OF 21 DEGREES 45 MINUTES 48 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 267.04 FEET TO A POINT,
- 6) SOUTH 48 DEGREES 11 MINUTES 21 SECONDS WEST, A DISTANCE OF 97.07 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 41 DEGREES 06 MINUTES 01 SECONDS WEST, A DISTANCE OF 5,133.48 FEET, AND
- 7) NORTH 30 DEGREES 40 MINUTES 06 SECONDS WEST, A DISTANCE OF 458.24 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 747.96 FEET, A RADIUS OF 5,110.00 FEET, A DELTA ANGLE OF 08 DEGREES 23 MINUTES 11 SECONDS, AND A CHORD THAT BEARS NORTH 46 DEGREES 02 MINUTES 44 SECONDS EAST, A DISTANCE OF 747.29 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7.850 ACRES OF LAND, MORE OR LESS.

CD5-PART 3 - 4.445 ACRES (193,624 SQUARE FEET)

BEING A 4.445 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813 AND THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 4.445 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.40, E: 2323366.95;

THENCE SOUTH 40 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 1,368.19 FEET TO THE **POINT OF BEGINNING** ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13859995.44, E: 2322470.80;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 10 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 165.19 FEET TO A POINT,
- 2) SOUTH 23 DEGREES 27 MINUTES 29 SECONDS EAST, A DISTANCE OF 386.34 FEET TO A POINT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN ENG" FOUND ON THE NORTHWEST LINE OF SAID 563.797 ACRE TRACT BEARS NORTH 35 DEGREES 16 MINUTES 50 SECONDS EAST, A DISTANCE OF 2,948.93 FEET,
- 3) SOUTH 46 DEGREES 32 MINUTES 15 SECONDS WEST, A DISTANCE OF 400.03 FEET TO A POINT, AND
- 4) NORTH 19 DEGREES 40 MINUTES 40 SECONDS WEST, A DISTANCE OF 547.44 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110;

THENCE NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, A DISTANCE OF 400.92 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4.445 ACRES OF LAND, MORE OR LESS.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.



Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
9830 Colonnade Boulevard, Suite 300
San Antonio, Texas 78230
Texas Firm No. 101944382



Date: April 7, 2023

CD4: PART 1 – 17.209 ACRES (749,624 SQUARE FEET)

BEING A 17.209 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 17.209 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STAPLES ROAD (80' WIDE RIGHT-OF-WAY), FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT AND THE WEST CORNER OF A CALLED 50.0620 ACRE TRACT CONVEYED IN A DEED TO JAIME M. CADENA AND WIFE, SAN JUANA CADENA, RECORDED IN VOLUME 3141, PAGE 280, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, WITH GRID COORDINATES OF N:13852313.95, E: 2316273.57;

THENCE NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD AND THE SOUTHWESTERLY LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 843.29 FEET TO A POINT, FROM WHICH A TXDOT TYPE I CONCRETE MONUMENT FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD BEARS NORTH 41 DEGREES 21 MINUTES 04 SECONDS WEST, A DISTANCE OF 137.78 FEET;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STAPLES ROAD, OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 49 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 893.28 FEET TO A POINT, AND
- 2) S 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 843.26 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID 50.0620 ACRE TRACT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEASTERLY LINE OF SAID 563.797 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID 50.0620 ACRE TRACT, A DISTANCE OF 884.61 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.209 ACRES OF LAND, MORE OR LESS.

CD4: PART 2 - 17.648 ACRES (768,747 SQUARE FEET)

BEING A 17.648 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 17.648 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13857342.34, E: 2319876.13;

THENCE SOUTH 41 DEGREES 21 MINUTES 30 SECONDS EAST, A DISTANCE OF 609.92 FEET TO THE **POINT OF BEGINNING** AT THE BEGINNING OF A CURVE TO THE RIGHT, WITH GRID COORDINATES OF N: 13856884.57, E: 2320279.12

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 278.66 FEET, A RADIUS OF 373.63 FEET, A DELTA ANGLE OF 42 DEGREES 43 MINUTES 57 SECONDS, AND A CHORD THAT BEARS SOUTH 40 DEGREES 13 MINUTES 28 SECONDS EAST, A DISTANCE OF 272.24 FEET TO A POINT, AND
- 2) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 562.59 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 1,016.53 FEET TO A POINT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 4,999.60 FEET;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 39 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 496.08 FEET TO A POINT,
- 2) NORTH 23 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 231.61 FEET TO A POINT,
- 3) NORTH 48 DEGREES 11 MINUTES 21 SECONDS EAST, A DISTANCE OF 97.07 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,

- 4) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 268.65 FEET, A RADIUS OF 707.27 FEET, A DELTA ANGLE OF 21 DEGREES 45 MINUTES 48 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 34 MINUTES 38 SECONDS EAST, A DISTANCE 267.04 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 5) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 581.18 FEET, A RADIUS OF 9,855.55 FEET, A DELTA ANGLE OF 03 DEGREES 22 MINUTES 43 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 03 MINUTES 17 SECONDS EAST, A DISTANCE OF 581.10 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.648 ACRES OF LAND, MORE OR LESS.

CD4-PART 3 - 36.930 ACRES (1,608,671 SQUARE FEET)

BEING A 36.930 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS, THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 813, AND THE WILLIAM A. MATTHEWS SURVEY, ABSTRACT NO. 305, SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 36.930 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 2016-16001654, WITH GRID COORDINATES OF N:13861029.34, E: 2323366.79;

THENCE SOUTH 42 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 1,767.63 FEET TO THE **POINT OF BEGINNING** ON THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 110, WITH GRID COORDINATES OF N: 13859719.01, E: 2322180.51;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) SOUTH 19 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE OF 547.44 FEET TO A POINT,
- 2) NORTH 46 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 400.03 FEET TO A POINT,
- 3) SOUTH 21 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 163.38 FEET TO A POINT,
- 4) NORTH 64 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 94.32 FEET TO A POINT,
- 5) SOUTH 47 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 161.57 FEET TO A POINT,
- 6) SOUTH 20 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 331.37 FEET TO A POINT,

- 7) SOUTH 11 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 523.34 FEET TO A POINT,
- 8) SOUTH 20 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 106.23 FEET TO A POINT, AND
- 9) SOUTH 12 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 286.70 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, FROM WHICH A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 563.797 ACRE TRACT BEARS SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 8,772.36 FEET;

THENCE SOUTH 49 DEGREES 07 MINUTES 28 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 563.797 ACRE TRACT, A DISTANCE OF 399.55 FEET TO A POINT;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 45 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 28.55 FEET TO A POINT,
- 2) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 221.56 FEET TO A POINT,
- 3) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT,
- 4) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 246.65 FEET TO A POINT, AND
- 5) NORTH 45 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 1334.51 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110, AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 110 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 727.64 FEET, A RADIUS OF 10,990.00 FEET, A DELTA ANGLE OF 03 DEGREES 47 MINUTES 37 SECONDS, AND A CHORD THAT BEARS NORTH 44 DEGREES 30 MINUTES 31 SECONDS EAST, A DISTANCE OF 727.51 FEET, AND

- 2) NORTH 46 DEGREES 24 MINUTES 19 SECONDS EAST, A DISTANCE OF 350.98 FEET TO THE **POINT OF BEGINNING**, CONTAINING 36.930 ACRES OF LAND, MORE OR LESS.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.



06/30/2020

Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533



LIFT STATION – 2.066 ACRES (90,012 SQUARE FEET)

BEING A 2.066 ACRE TRACT OF LAND OUT OF THE BENJAMIN & GRAVES FULCHER SURVEY, ABSTRACT NO. 21, SITUATED IN GUADALUPE COUNTY, TEXAS AND BEING OUT OF A CALLED 563.797 ACRE TRACT OF LAND CONVEYED IN DEED TO THE MAYAN AT SAN MARCOS RIVER, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4892, PAGE 329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 2.066 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 110 (F.M. 110) (PUBLIC RIGHT-OF-WAY) (UNIMPROVED) BEING A CALLED 53.897 ACRE TRACT CONVEYED IN DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 201616001654, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), ON THE NORTH LINE OF SAID 563.797 ACRE TRACT, SAME BEING THE SOUTH LINE OF A CALLED 532.212 ACRE TRACT DESCRIBED AS TRACT 1, CONVEYED IN DEED TO B & B FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 9915746, O.P.R.H.C.TX. WITH GRID COORDINATES OF N:13861029.34, E: 2323366.79, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN ENG" FOUND BEARS NORTH 49 DEGREES 10 MINUTES 04 SECONDS EAST A DISTANCE OF 1,310.37 FEET,

THENCE SOUTH 15 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 2,958.15 FEET TO THE **POINT OF BEGINNING**, WITH GRID COORDINATES OF N: 13858184.74, E: 2322555.60;

THENCE OVER AND ACROSS SAID 563.797 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 40 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 300.02 FEET TO A POINT,
- 2) SOUTH 49 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT, FROM WHICH A TXDOT RIGHT-OF-WAY MONUMENT WITH BRASS DISK IN CONCRETE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 110 BEARS SOUTH 81 DEGREES 00 MINUTES 29 SECONDS WEST, A DISTANCE OF 2,680.85 FEET,
- 3) NORTH 40 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A POINT, AND

(INTENTIONALLY LEFT BLANK)

- 4) NORTH 49 DEGREES 14 MINUTES 18 SECONDS EAST, A DISTANCE OF 300.02 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.066 ACRES OF LAND, MORE OR LESS.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, South Central Zone, NAD83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000741. Units: U.S. Survey Feet.

I hereby certify that this legal description and the accompanying plat of even date represents the facts found during the course of an actual survey made on the ground under my supervision.



Gordon Anderson, RPLS No. 6617
LJA Surveying, Inc.
5316 Highway 290 West, Suite 460
Austin, Texas 78735
Texas Firm No. 10194533

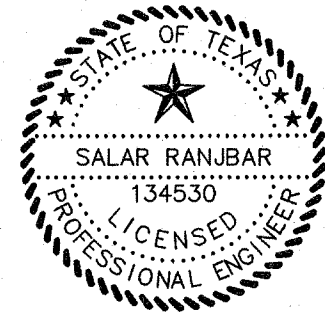


RIVER BRIDGE RANCH PRELIMINARY PLAT STAPLES ROAD

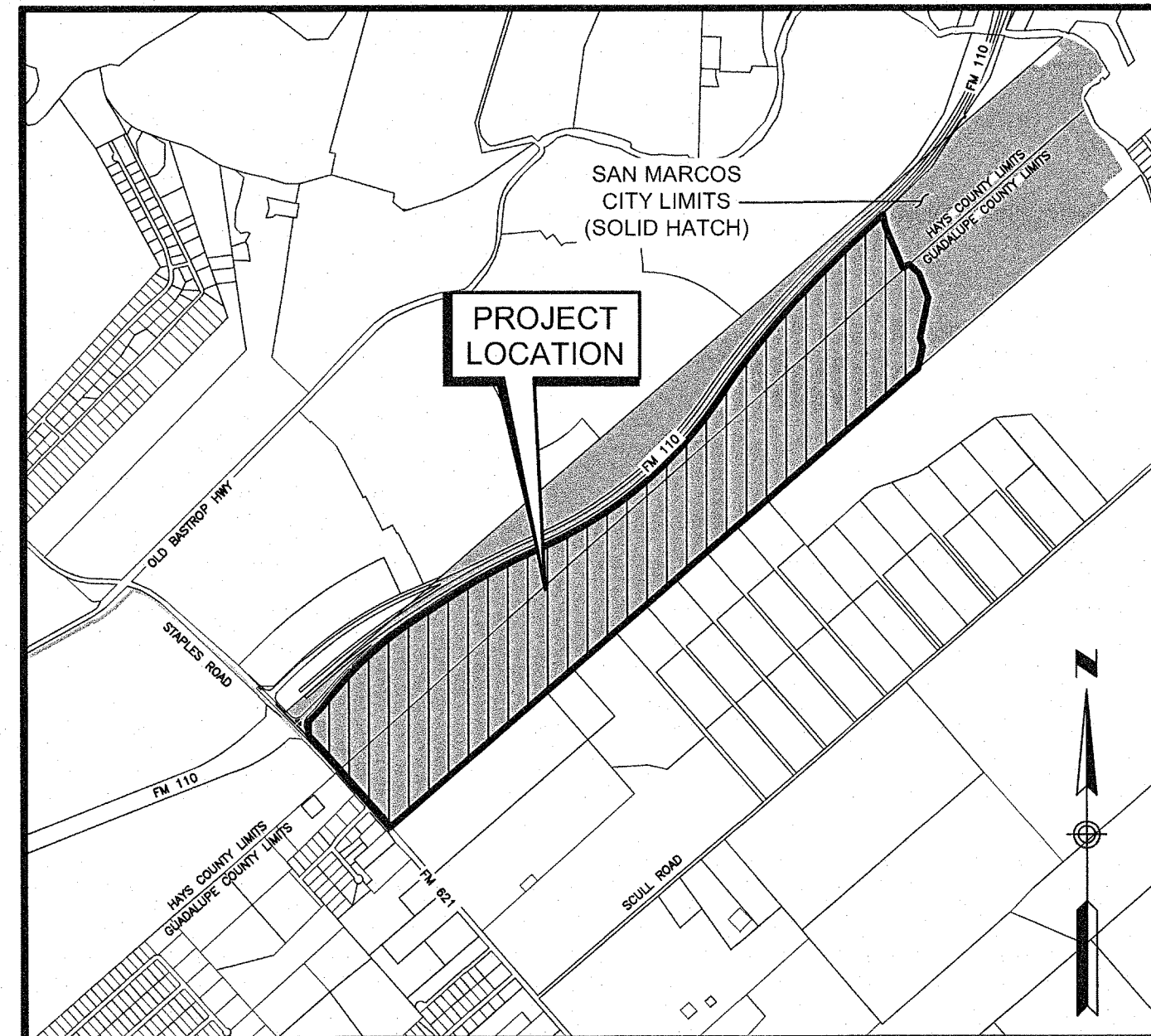
FLOODPLAIN INFORMATION
A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS NO. 48209C0481F & 48209C0482F DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY AND NO. 48187C0035G DATED DECEMBER 30, 2020 FOR GUADALUPE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

Salar Ranjbar
LICENSED PROFESSIONAL ENGINEER

1-31-23
DATE



Preliminary Plat (not approved)



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.).

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 1353 x 2.7 / 1000 = 18.27 Ac.

LAND USE SUMMARY

LAND USE	ACRE	# OF LOTS	% OF PROJECT
SINGLE FAMILY	181.39	1353	55%
OPEN SPACE/UTILITY EASEMENTS	73.87	31	22%
RIGHT-OF-WAY	70.79	N/A	22%
AMENITY CENTER	2.80	1	1%
TOTAL	328.85	1385	100%

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

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

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

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

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	27'	REAR ALLEY & LANE
B	1,111	70', 60' & 54'	COLLECTOR & RESIDENTIAL	Z	1,849	54'	RESIDENTIAL	B	422	27'	REAR ALLEY & LANE
C	814	70' & 54'	COLLECTOR & RESIDENTIAL	AA	506	54'	RESIDENTIAL	C	422	27'	REAR ALLEY & LANE
D	1,163	70' & 54'	COLLECTOR & RESIDENTIAL	BB	320	54'	RESIDENTIAL	D	725	27'	REAR ALLEY & LANE
E	474	70'	COLLECTOR	CC	630	54'	RESIDENTIAL	E	902	27'	REAR ALLEY & LANE
F	9,870	70', 60' & 54'	COLLECTOR & RESIDENTIAL	DD	526	54'	RESIDENTIAL	F	997	27'	REAR ALLEY & LANE
G	1,228	70' & 54'	COLLECTOR & RESIDENTIAL	EE	327	54'	RESIDENTIAL	G	728	27'	REAR ALLEY & LANE
H	2,328	54'	RESIDENTIAL	FF	930	54'	RESIDENTIAL	H	494	27'	REAR ALLEY & LANE
I	1,462	54'	RESIDENTIAL	GG	965	54'	RESIDENTIAL	I	555	27'	REAR ALLEY & LANE
J	157	54'	RESIDENTIAL	HH	240	54'	RESIDENTIAL	J	942	27'	REAR ALLEY & LANE
K	748	54'	RESIDENTIAL	II	519	54'	RESIDENTIAL	K	883	27'	REAR ALLEY & LANE
L	117	54'	RESIDENTIAL	JJ	2,664	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				
				VV	183	54'	RESIDENTIAL				
				TOTAL	49,216						

- THE CITY OF SAN MARCOS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER AND WASTEWATER SYSTEM LOCATED WITHIN THIS SUBDIVISION WHICH INCLUDES THE WASTEWATER SYSTEM TO BE LOCATED IN BLOCK C, LOT 35.
- 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		AMENITY CENTER		UTILITY EASEMENT	
BLOCK	LOT	BLOCK	LOT	BLOCK	LOT
A	1 & 2	BB	51, 76, 127 & 128	C	22
C	1, 9 & 82	DD	1 & 5		
F	34	EE	1		
G	1 & 21	FF	1		
K	1, 24 & 40	GG	14		
N	1	HH	1		
R	1 & 2	KK	21		
U	1	OO	17		
V	1	QQ	20		
Y	1				

- 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.

LJA Engineering, Inc.

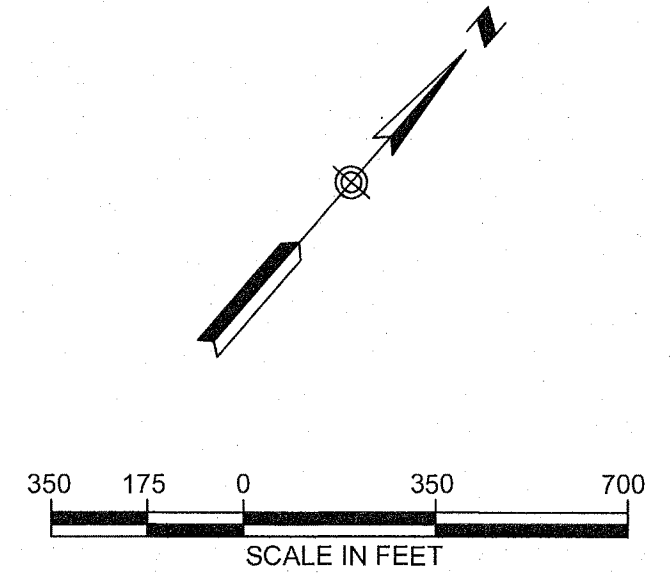
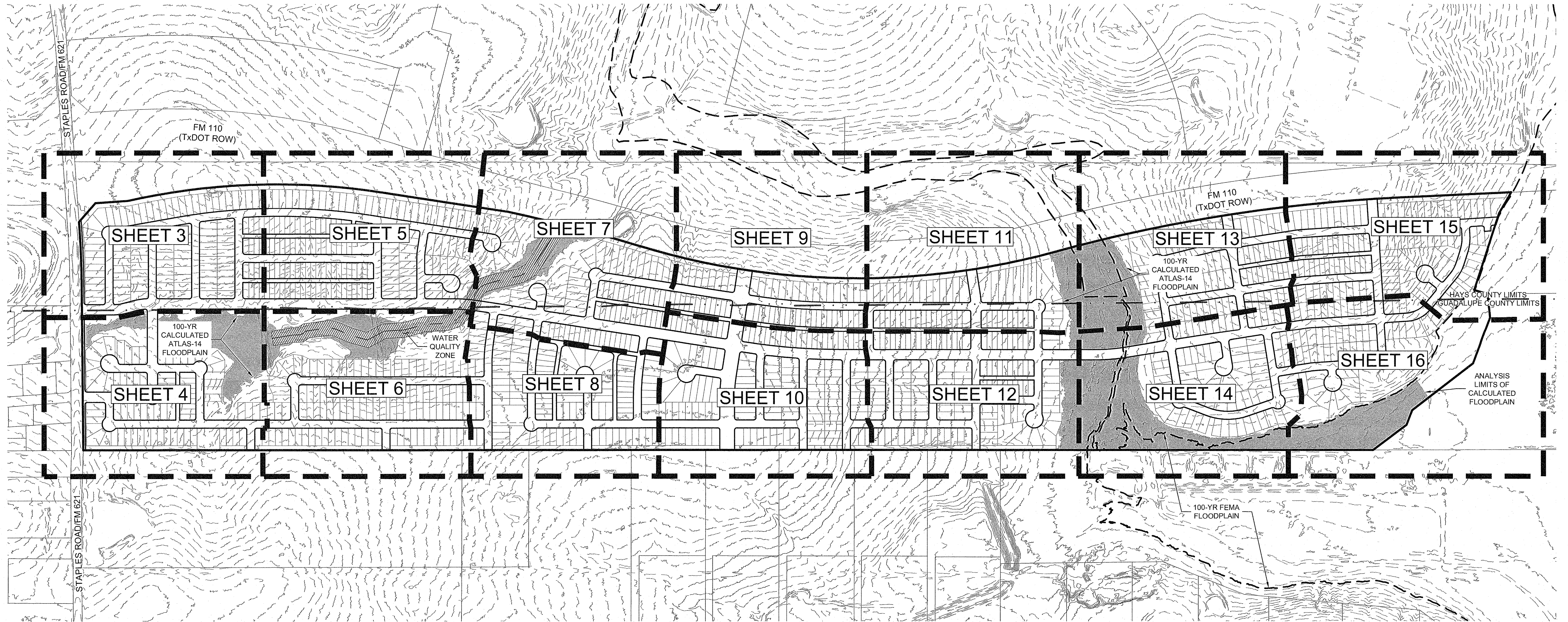
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735



Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

RIVER BRIDGE RANCH
PRELIMINARY PLAT

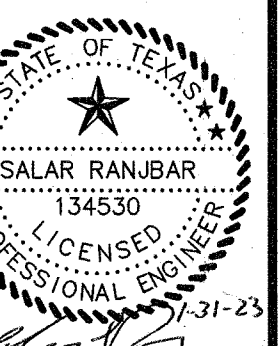
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RIVER BRIDGE RANCH
 PRELIMINARY PLAT
 SHEET INDEX

NO.	REVISIONS	DESCRIPTION	BY	DATE

DATE:	DESIGNED BY:	SR	CRC	DWR	Prepared By:
	DRAWN BY:				
	CHECKED BY:				
	DRAWING NAME:				



LJA Engineering, Inc.
 7500 Riata Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-1396

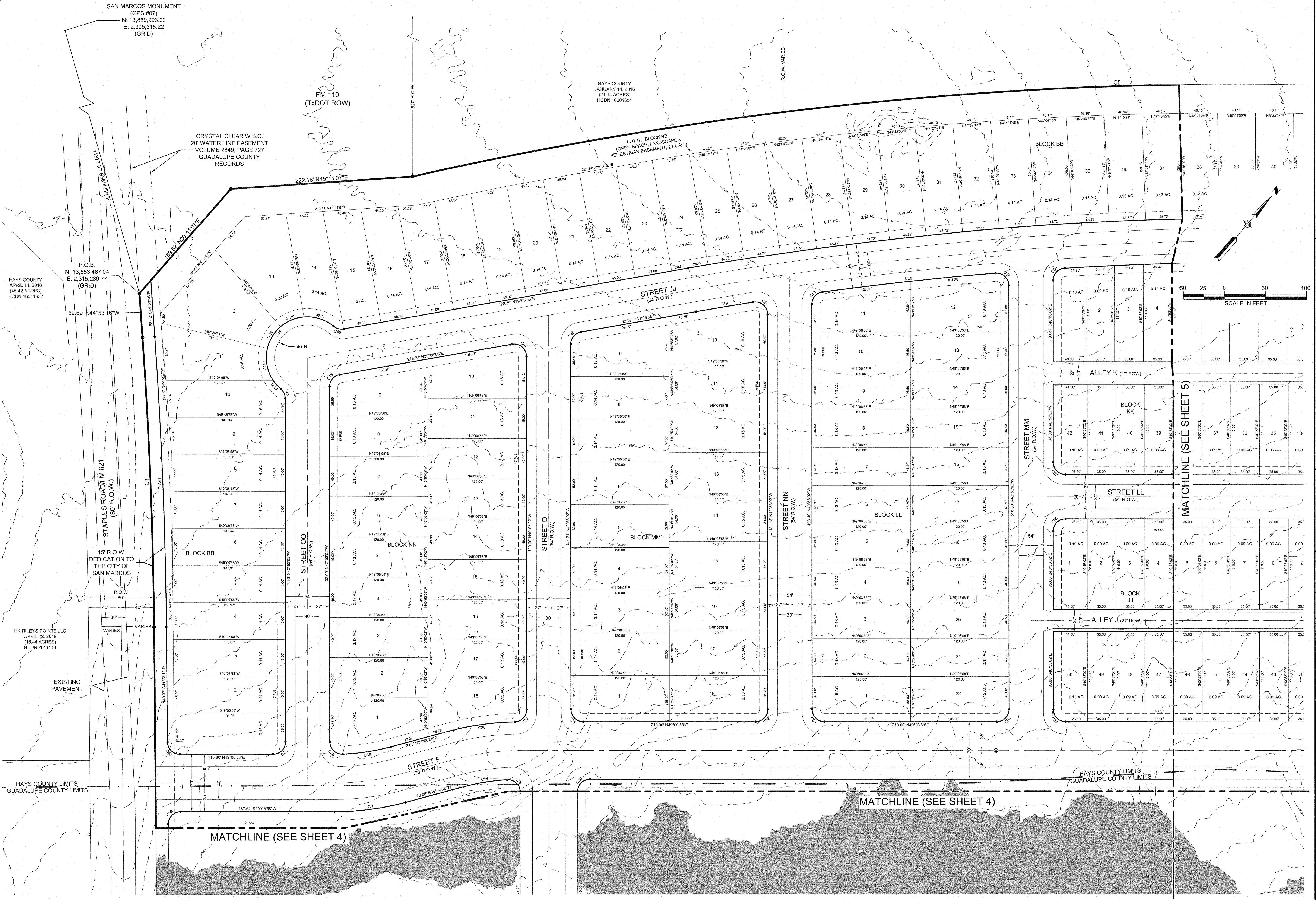
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SHEET NO.

2

OF 18 SHEETS

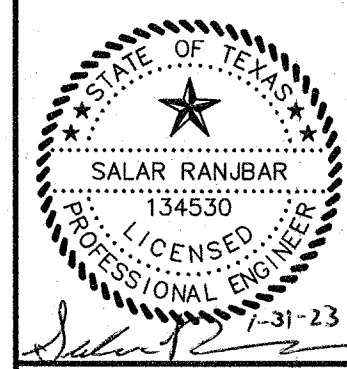
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RIVER BRIDGE RANCH
PRELIMINARY PLAT
 (1 OF 14)

NO.	REVISIONS	DESCRIPTION	DATE

DATE	DESIGNED BY:	SR	CRC	DWR	PROJIN



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

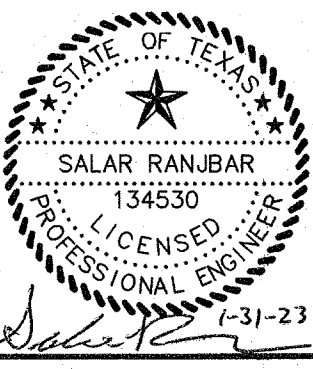
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SHEET NO.
3
 OF 18 SHEETS

RIVER BRIDGE RANCH
PRELIMINARY PLAT
 (2 OF 14)

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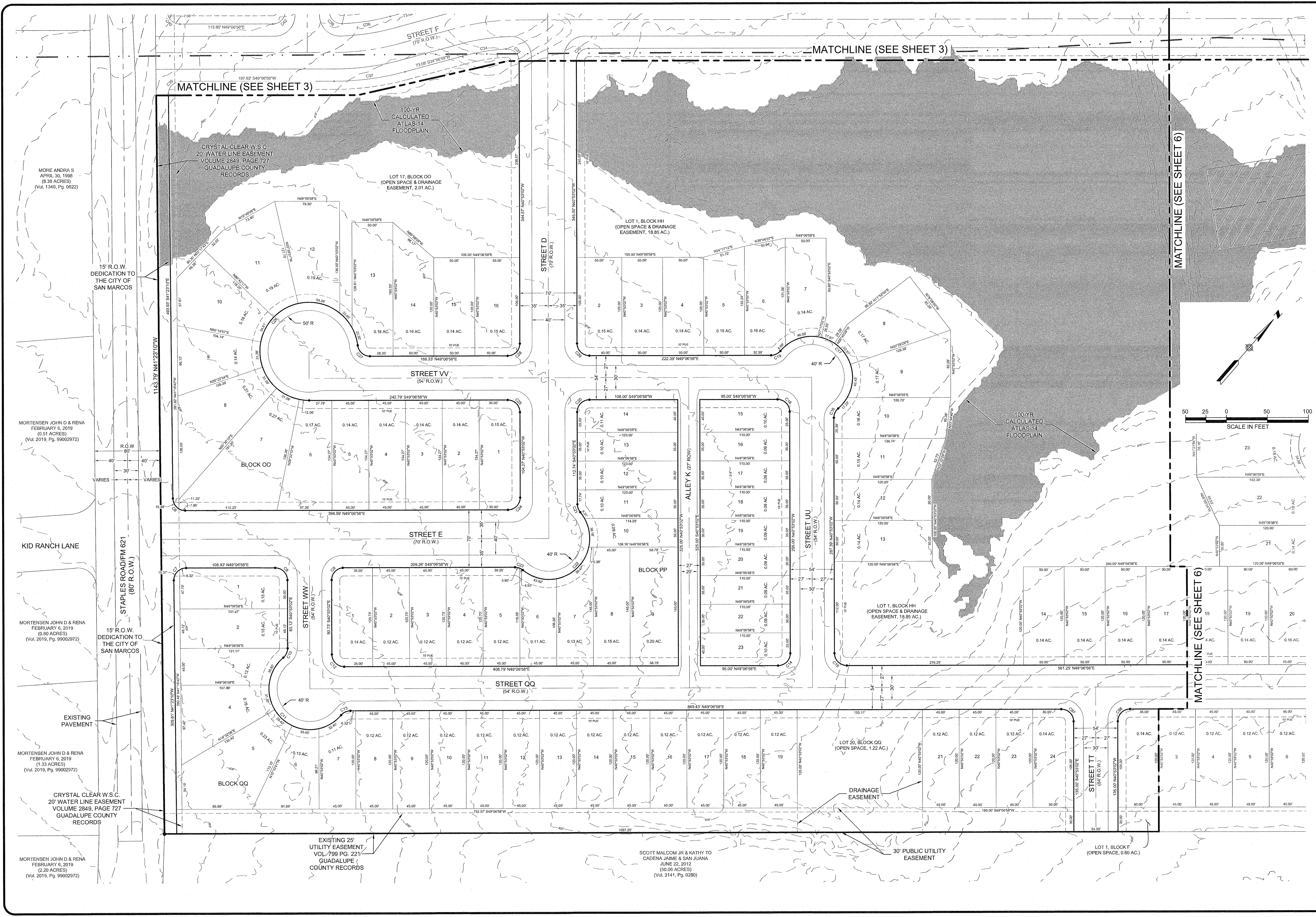
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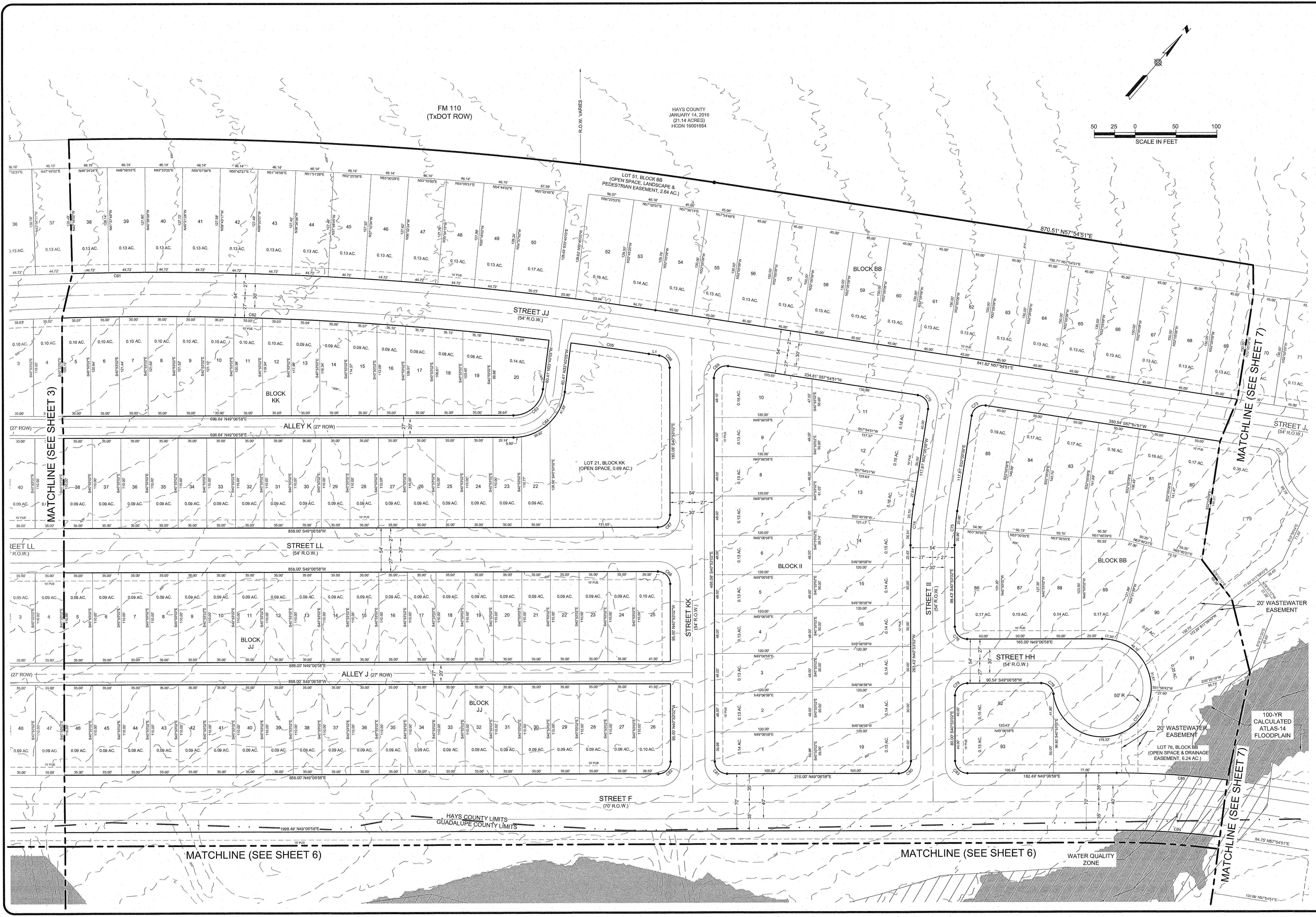
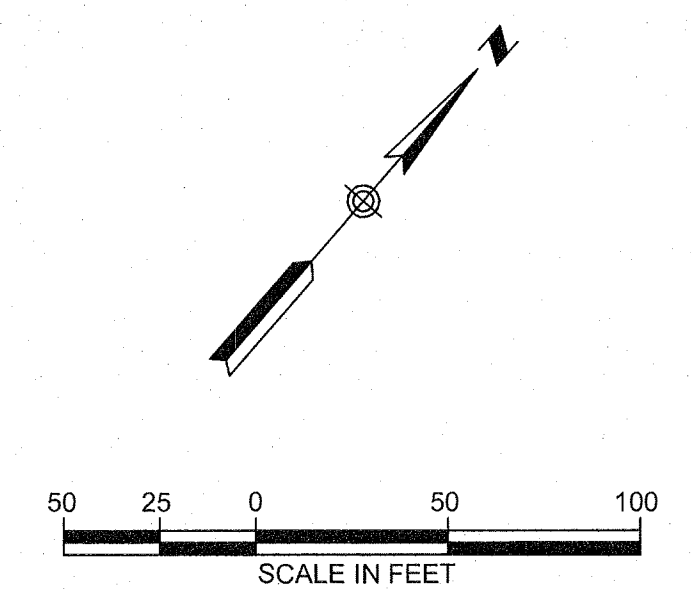
LJA Engineering, Inc.
 7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-1386

JOB NUMBER:
 A208-452

SHEET NO.
4
 OF 18 SHEETS

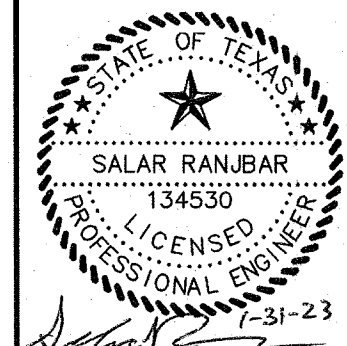


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NO.	REVISIONS	DESCRIPTION	DATE	BY

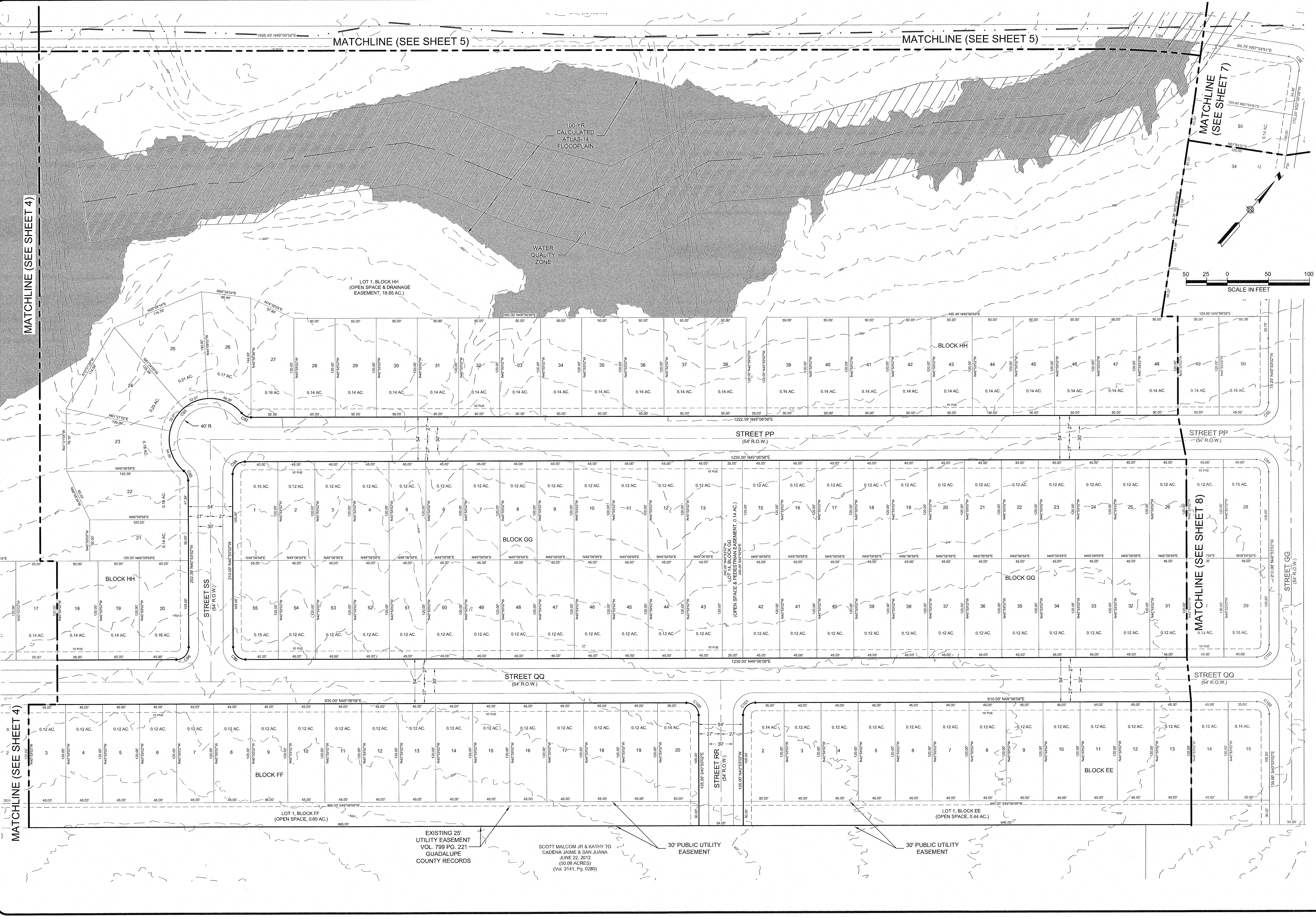
DESIGNED BY:	SR
DRAWN BY:	CRK
CHECKED BY:	DWR
DRAWING NAME:	Prelim Plat



LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

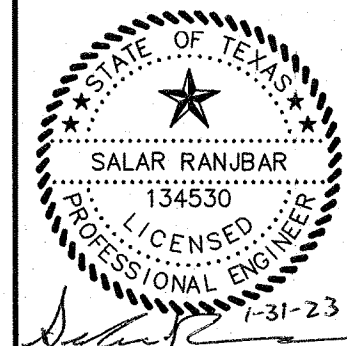
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

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REVISIONS	
NO.	DESCRIPTION

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



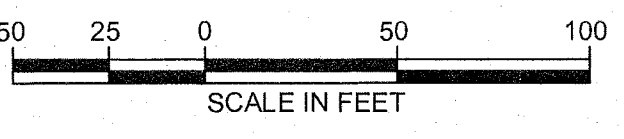
LJA Engineering, Inc.
 Phone 512.438.4700
 Fax 512.438.4716
 FRN - F-1386

LJA Engineering, Inc.
 7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735

JOB NUMBER:
 A208-452
 SHEET NO.
6
 OF 18 SHEETS

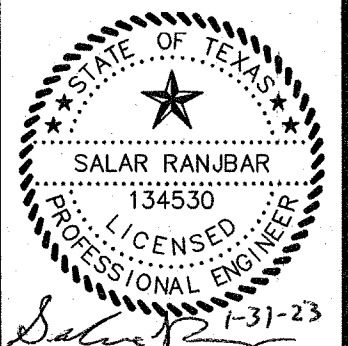
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RIVER BRIDGE RANCH
 PRELIMINARY PLAT
 (5 OF 14)

NO.	REVISIONS	DESCRIPTION	BY	DATE



LJA Engineering, Inc.
 Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-1386

LJA Engineering, Inc.
 7500 Rialto Boulevard
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 Austin, Texas 78735

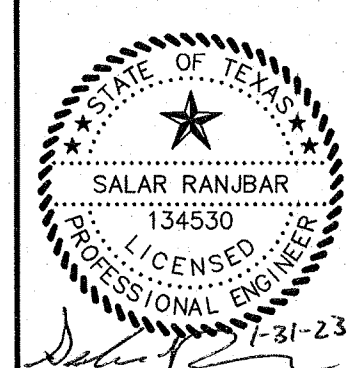
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7
 OF 18 SHEETS

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RIVER BRIDGE RANCH
 PRELIMINARY PLAT
 (6 OF 14)

NO.	REVISIONS	DESCRIPTION	BY	DATE



LJA Engineering, Inc.
 Phone 512.438.4700
 Fax 512.438.4716
 FRN - F-1386

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

JOB NUMBER: A208-452
 SHEET NO. **8**
 OF 18 SHEETS

MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 7)

MATCHLINE (SEE SHEET 7)

MATCHLINE (SEE SHEET 10)

STREET PP (54' R.O.W.)

MATCHLINE (SEE SHEET 6)

STREET QQ (54' R.O.W.)

STREET GG (54' R.O.W.)

STREET GG (54' R.O.W.)

STREET GG (54' R.O.W.)

STREET FF (54' R.O.W.)

STREET FF (54' R.O.W.)

STREET FF (54' R.O.W.)

ALLEY I (27' ROW)

ALLEY I (27' ROW)

ALLEY I (27' ROW)

ALLEY G (27' ROW)

ALLEY G (27' ROW)

ALLEY G (27' ROW)

ALLEY H (27' ROW)

ALLEY H (27' ROW)

ALLEY H (27' ROW)

STREET CC (54' R.O.W.)

STREET CC (54' R.O.W.)

STREET CC (54' R.O.W.)

STREET CC (54' R.O.W.)

LOT 1, BLOCK EE (OPEN SPACE, 0.44 AC.)

LOT 5, BLOCK DD (OPEN SPACE, 0.75 AC.)

LOT 1, BLOCK DD (OPEN SPACE, 0.43 AC.)

LOT 1, BLOCK Y (OPEN SPACE, 0.60 AC.)

DAVIS RICHARD G & D
 APRIL 3, 1985
 (8.85 ACRES)
 (Vol. 734, Pg. 22)

EXISTING 25'
 UTILITY EASEMENT
 VOL. 799 PG. 221
 GUADALUPE
 COUNTY RECORDS

SUNBEL ESTATES LLC TO
 FLORES ROBERTO & MARTHA
 DECEMBER 31, 2020
 (14.08 ACRES)
 (Vol. 2021, Pg. 9900942)

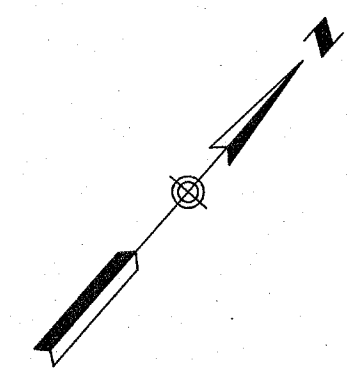
SUNBEL ESTATES LLC TO
 TONO MOISES ELIAS LOPEZ
 MARCH 6, 2021
 (10.55 ACRES)
 (Vol. 2021, Pg. 99008584)

20' WASTEWATER
 EASEMENT

30' PUBLIC UTILITY
 EASEMENT

30' PUBLIC UTILITY
 EASEMENT

30' PUBLIC UTILITY
 EASEMENT



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)

35'
PEDESTRIAN
EASEMENT

BLOCK R

BLOCK S

BLOCK AA

MATCHLINE (SEE SHEET 7)

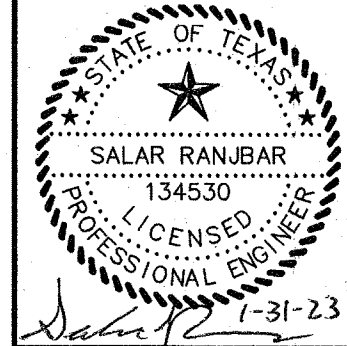
MATCHLINE (SEE SHEET 10)

MATCHLINE (SEE SHEET 10)

MATCHLINE (SEE SHEET 12)

RIVER BRIDGE RANCH
PRELIMINARY PLAT
(7 OF 14)

NO.	REVISIONS	DESCRIPTION	DATE

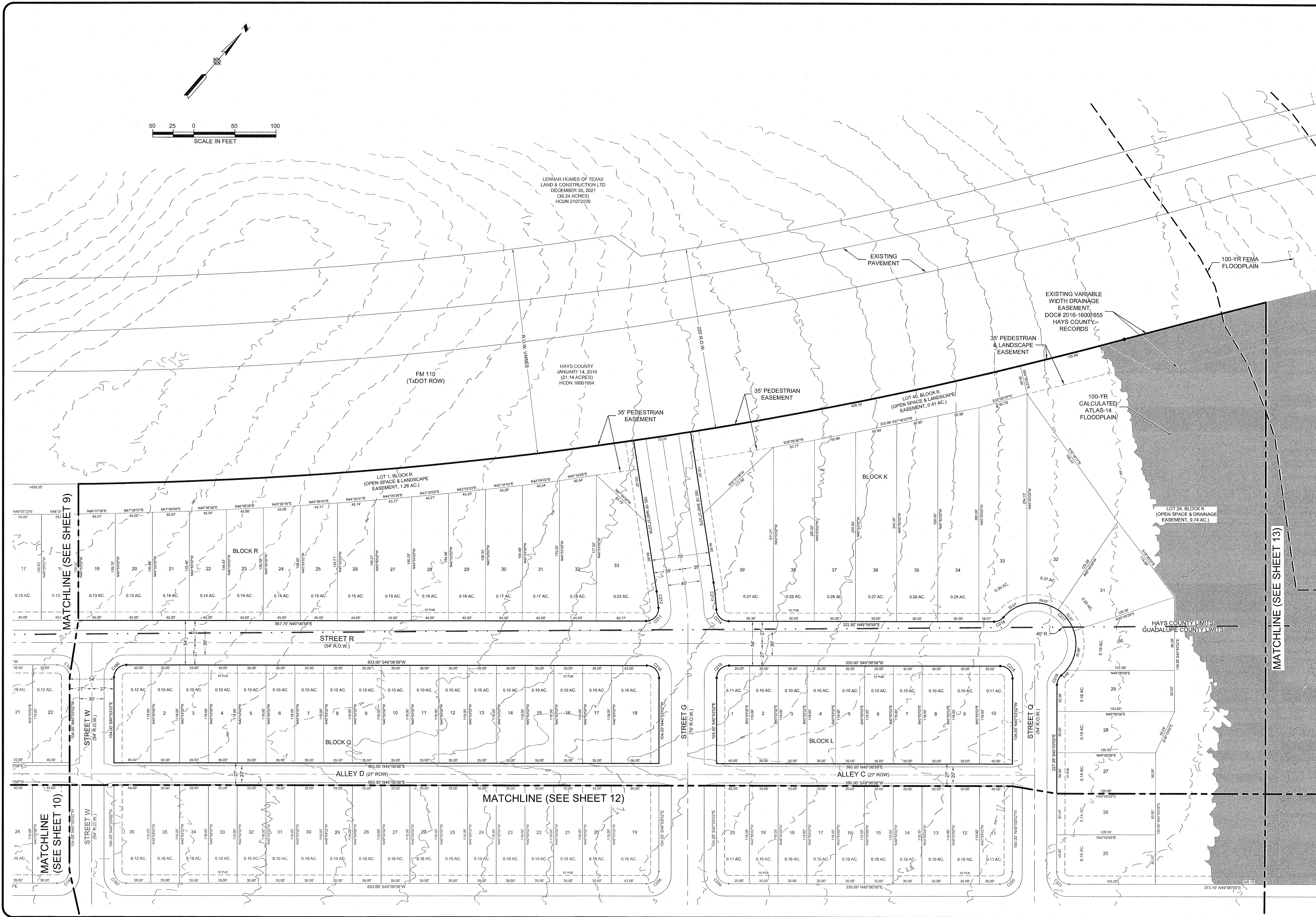
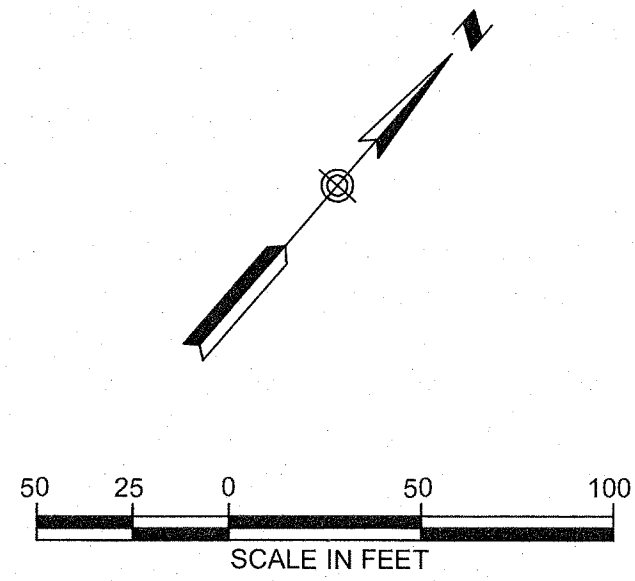


1-31-23
SALAR RANBAR
134530
LICENSED PROFESSIONAL ENGINEER

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

JOB NUMBER:
A208-452
SHEET NO.
9
OF 18 SHEETS

\\LJA\2023\A208-452\Drawings\Map\Map\Drawings\A208-452-09-01-01.dwg
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Last Modified: Jan 30, 2023 - 08:25
Plot Date/Time: Jan 30, 2023 - 10:07:19



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

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

100-YR FEMA
FLOODPLAIN

100-YR
CALCULATED
ATLAS-14
FLOODPLAIN

LOT 24, BLOCK K
(OPEN SPACE & DRAINAGE
EASEMENT, 9.74 AC.)

HAYS COUNTY LIMITS
GUADALUPE COUNTY LIMITS

MATCHLINE (SEE SHEET 9)

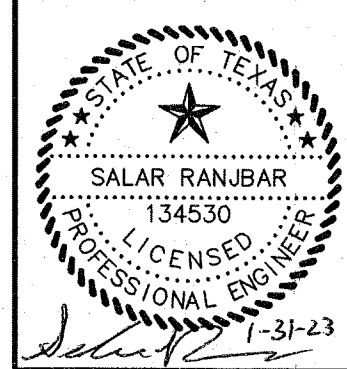
MATCHLINE (SEE SHEET 13)

MATCHLINE (SEE SHEET 10)

MATCHLINE (SEE SHEET 12)

NO.	REVISIONS	DESCRIPTION	BY	DATE

DATE:	DESIGNED BY:	SR
DRAWN BY:	CRC	
CHECKED BY:	DWR	
DRAWING NO.:	PLM (PL) (L)	

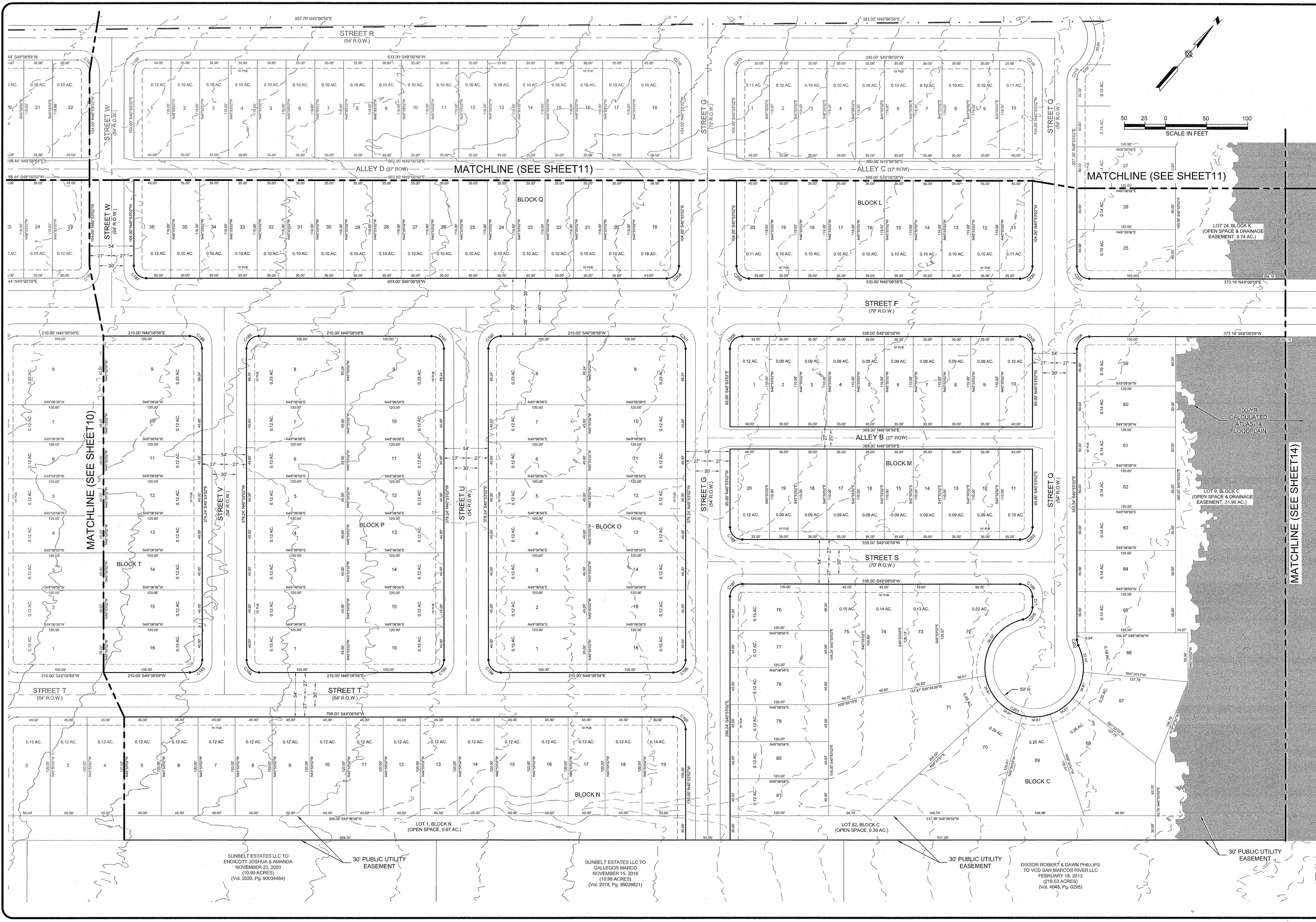


31-23
LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER:
A208-452

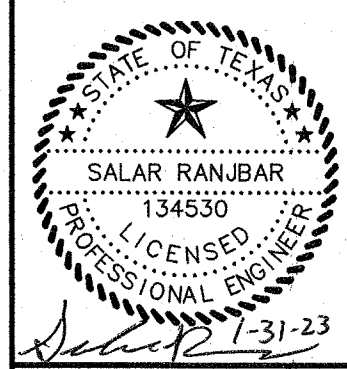
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User: ccorrea
Last Modified: Jan 20, 2023 - 08:25
Plot Date/Time: Jan 20, 2023 - 15:08:25

LA 20084522 (Rev. 10/09) (CAD) Prelim Plot Plan (R2) 4/24/20
 User: cormas
 Last Modified: Jan 30, 2023 - 08:25
 Plot Size/Time: 30x 20 - 15:08:00



RIVER BRIDGE RANCH
PRELIMINARY PLAT
(10 OF 14)

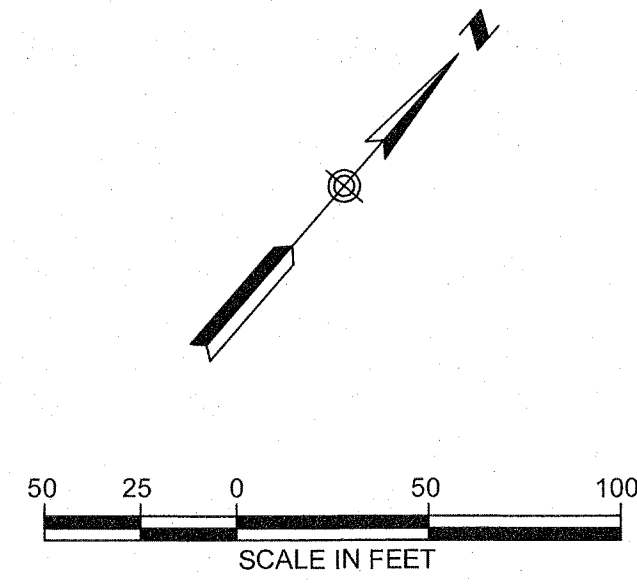
NO.	REVISIONS	DESCRIPTION	DATE	BY



DESIGNED BY: SR
 DRAWN BY: CRC
 CHECKED BY: DWR
 DRAWING IN CHARGE: Prelim Plat/Info

LJA Engineering, Inc.
 7500 Rialto Boulevard
 Building 11, Suite 100
 Austin, Texas 78735
 Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-1386

JOB NUMBER: A208-452
 SHEET NO. **12**
 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)

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

35' PEDESTRIAN
& LANDSCAPE
EASEMENT

100-YR
CALCULATED
ATLAS-14
FLOODPLAIN

100-YR FEMA
FLOODPLAIN

15' DRAINAGE
EASEMENT

LOT 24, BLOCK K
(OPEN SPACE & DRAINAGE
EASEMENT, 9.74 AC.)

HAYS COUNTY LIMITS
GUADALUPE COUNTY LIMITS

15' DRAINAGE
EASEMENT

EXISTING
PAVEMENT

MATCHLINE (SEE SHEET 11)

MATCHLINE (SEE SHEET 15)

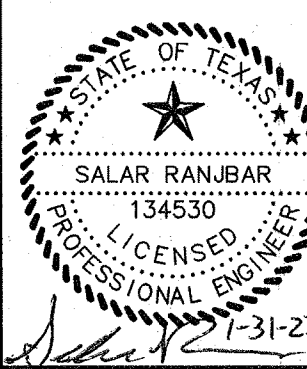
MATCHLINE (SEE SHEET 14)

MATCHLINE (SEE SHEET 16)

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Last Modified: 11/11/2021 10:00:00 AM
Plot Date/Time: 11/11/2021 10:00:00 AM

RIVER BRIDGE RANCH
PRELIMINARY PLAT
(11 OF 14)

NO.	DATE	DESCRIPTION	BY



LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1388

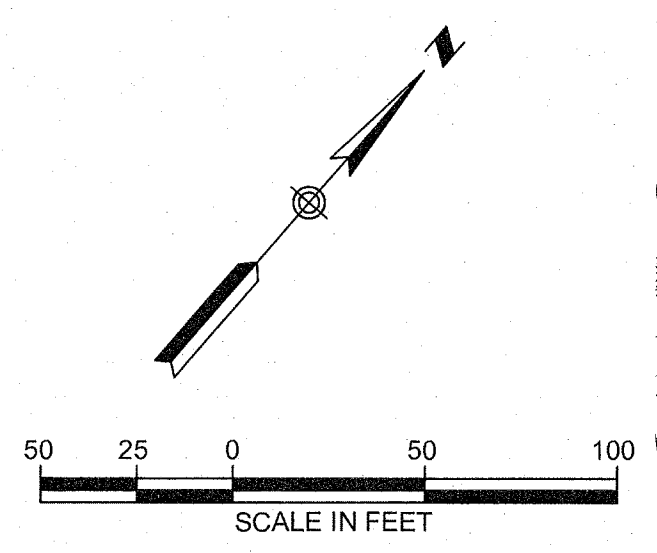
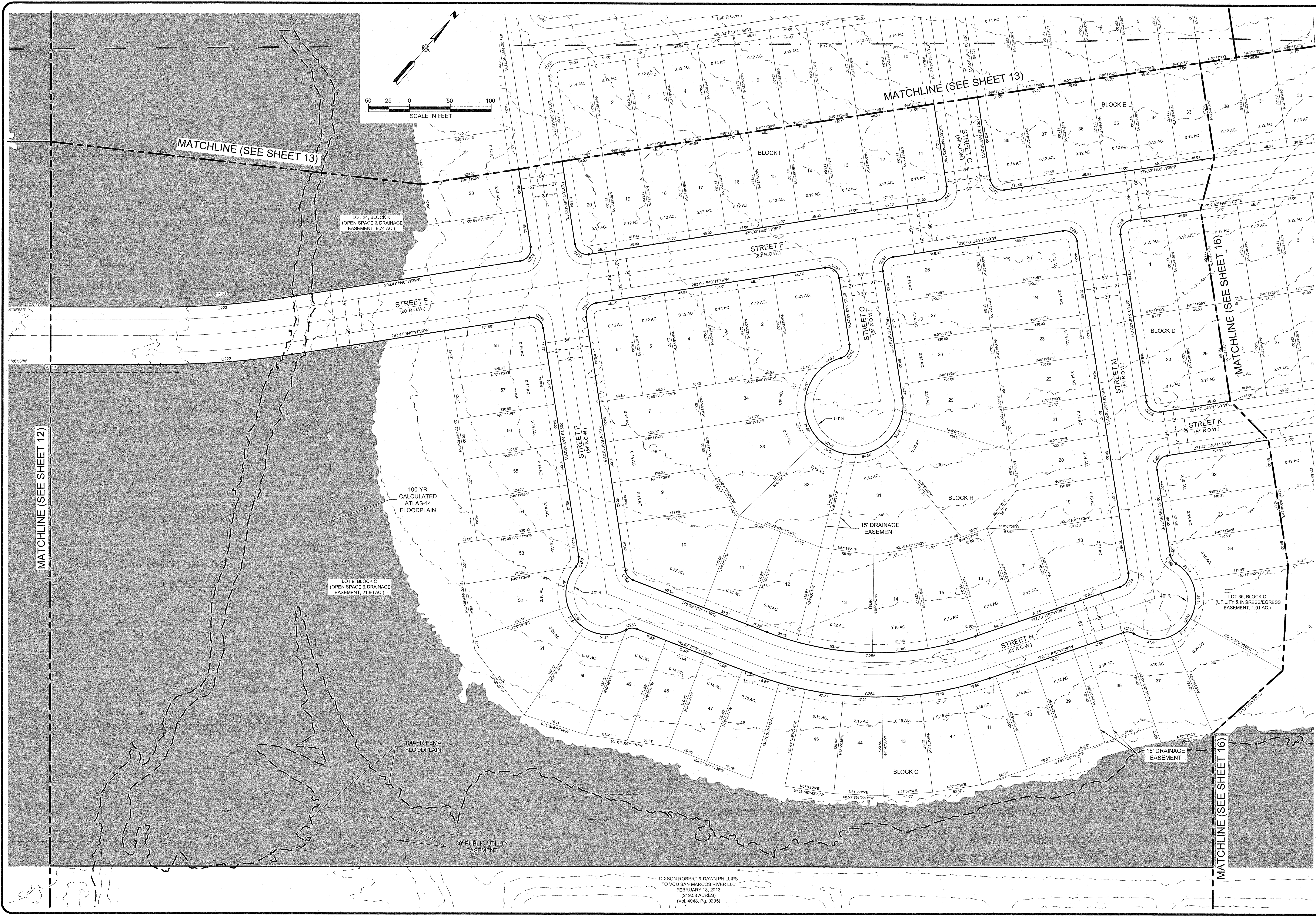
LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735

JOB NUMBER:
A208-452

SHEET NO.

13
OF 18 SHEETS

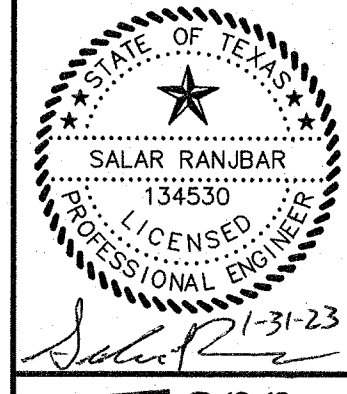
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 Jan 31, 2013 - 11:04
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RIVER BRIDGE RANCH
 PRELIMINARY PLAT
 (12 OF 14)

NO.	DESCRIPTION	DATE	BY

DESIGNED BY:	SR
DRAWN BY:	CRC
CHECKED BY:	DWR
DRAWING NUMBER:	Prdm Plat.dwg



LJA Engineering, Inc.
 Phone 512.439-7700
 Fax 512.439-7716
 FRN - F-0386

JOB NUMBER:
 A208-452

SHEET NO.
14
 OF 18 SHEETS

DIXSON ROBERT & DAWN PHILLIPS
 TO VCD SAN MARCOS RIVER LLC
 FEBRUARY 19, 2013
 (219.53 ACRES)
 (Vol. 4048, Pg. 0295)

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

EXISTING
PAVEMENT

FM 110
(TXDOT ROW)

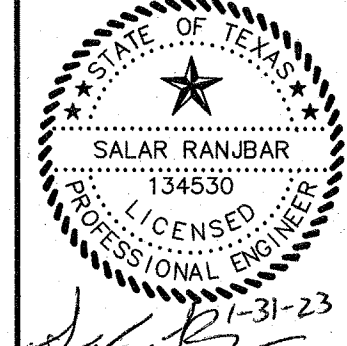
HAYS COUNTY
JANUARY 14, 2016
(21.14 ACRES)
HCDN 16001654



RIVER BRIDGE RANCH
PRELIMINARY PLAT
(13 OF 14)

NO.	REVISIONS	DESCRIPTION	BY	DATE

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



LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER:
A208-452

SHEET NO.
15

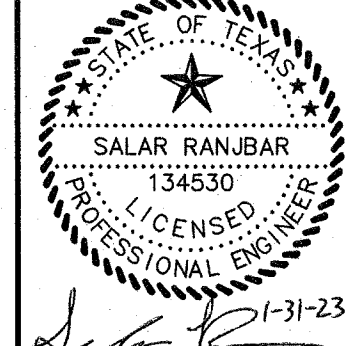
OF 18 SHEETS

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Last Modified: Jan 31, 23 - 11:04
Plot Date/Time: Jan 31, 23 - 11:12:40

RIVER BRIDGE RANCH
PRELIMINARY PLAT
 (14 OF 14)

NO.	REVISIONS	DESCRIPTION	BY	DATE

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

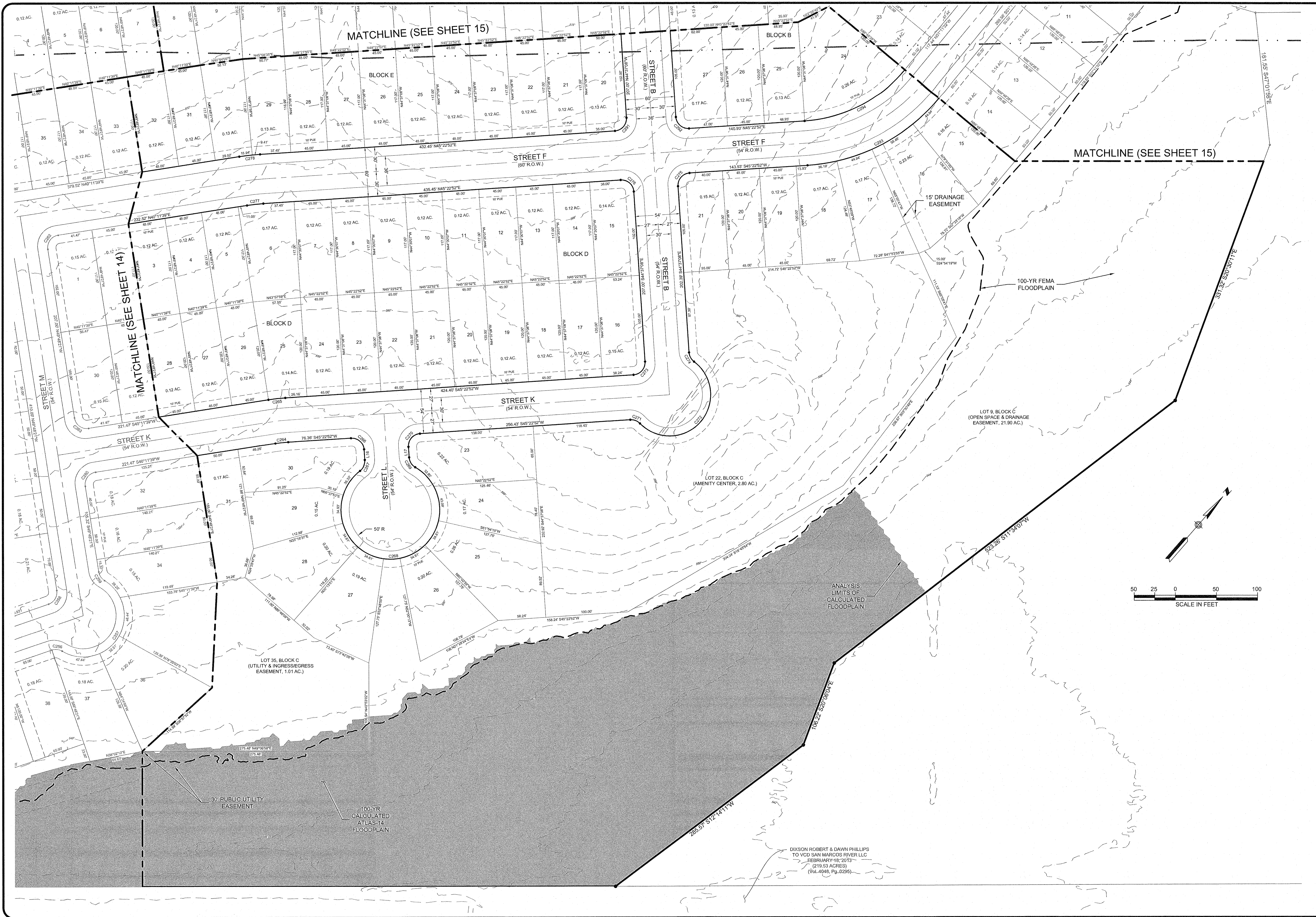


LJA Engineering, Inc.
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 Fax 512.439.4716
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LJA Engineering, Inc.
 7500 Riato Boulevard
 Building II, Suite 100
 Austin, Texas 78735

JOB NUMBER:
 A208-452

SHEET NO.
16
 OF 18 SHEETS



DIVSON ROBERT & DAWN PHILLIPS
 TO VCD SAN MARCOS RIVER LLC
 FEBRUARY 18, 2013
 (219.53 ACRES)
 (Vol. 4048, Pg. 6295)

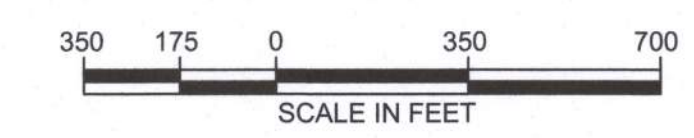
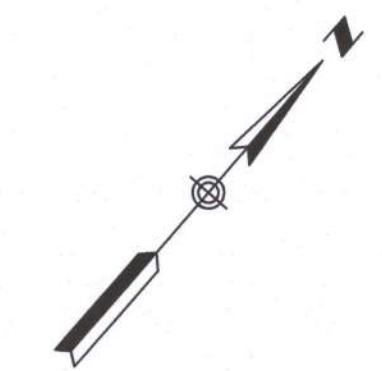
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 Last Modified: Jan 31, 23 - 11:04
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.02	N57° 54' 51"E
L2	30.11	N32° 05' 09"W
L3	33.32	N32° 05' 09"W
L4	33.32	N32° 05' 09"W
L5	31.46	S32° 05' 09"E
L6	30.02	N57° 54' 51"E
L7	30.02	S57° 54' 51"W
L8	15.02	N57° 54' 51"E
L9	15.02	S57° 54' 51"W
L10	39.37	N33° 35' 58"W
L11	39.37	S33° 35' 58"E
L12	13.20	N40° 53' 02"W
L13	34.97	S40° 11' 39"W
L14	35.00	N40° 11' 39"E
L15	33.50	N49° 48' 21"W
L16	12.86	N44° 37' 08"W
L17	12.86	S44° 37' 08"E
L18	6.50	S44° 37' 08"E
L19	41.42	N44° 37' 08"W
L20	41.42	S44° 37' 08"E
L21	23.00	N44° 37' 08"W
L22	23.00	S45° 22' 52"W
L23	23.00	S44° 37' 08"E
L24	15.85	S45° 22' 52"W

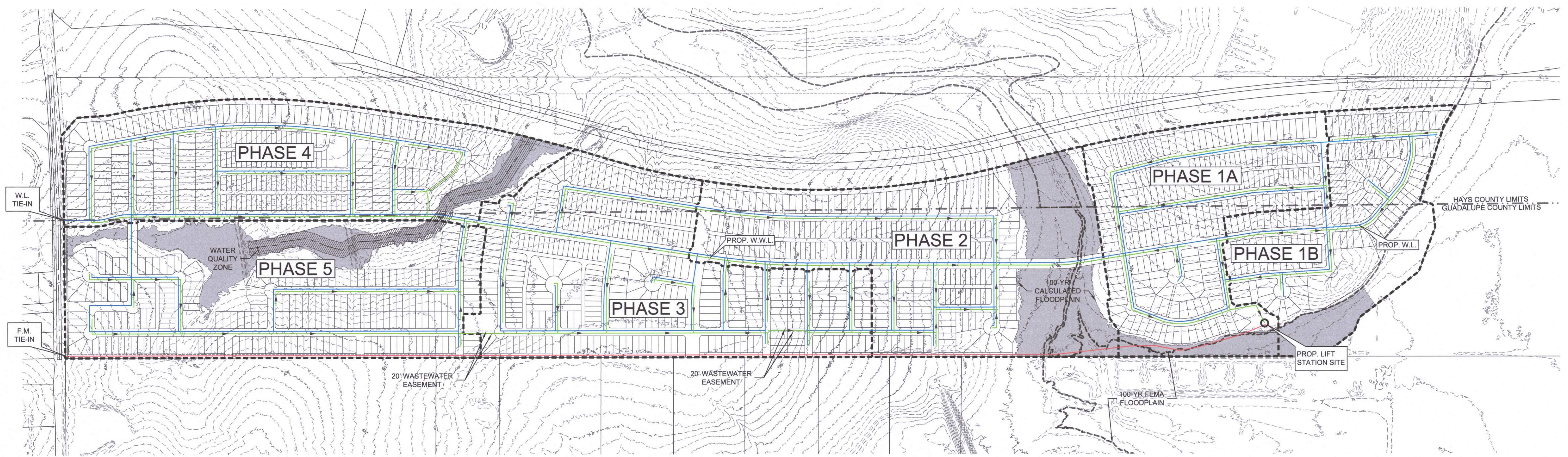
CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	352.67	5770.84	3° 30' 13"	176.49	352.82	N43° 08' 16"W
C2	2393.02	10989.19	12° 28' 36"	1201.26	2388.29	N40° 10' 01"E
C3	2861.56	5109.62	32° 05' 16"	1469.39	2824.31	N49° 58' 20"E
C4	918.50	10989.19	4° 47' 20"	459.52	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° 00' 00"	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	S18° 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	S18° 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	S80° 44' 29"E
C22	147.86	50.00	189° 29' 49"	540.54	99.57	S4° 06' 58"E
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° 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
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° 00' 00"	15.13	21.31	S3° 51' 54"W
C40	23.43	15.00	89° 29' 52"	14.87	21.12	S86° 08' 06"E
C41	353.42	5785.64	3° 30' 00"	176.77	353.37	S43° 08' 10"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	156.64	50.00	179° 29' 44"	11357.27	100.00	N0° 53' 02"E
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	70.78	3973.00	1° 01' 14"	35.39	70.78	S39° 37' 35"W
C50	25.91	15.00	98° 58' 47"	17.56	22.81	S89° 37' 35"W
C51	21.53	15.00	82° 14' 59"	13.10	19.73	S0° 14' 28"W
C52	23.56	15.00	90° 00' 00"	15.00	21.21	N4° 06' 58"E
C53	23.56	15.00	90° 00' 00"	15.00	21.21	S85° 53' 02"E
C54	23.56	15.00	90° 00' 00"	15.00	21.21	N4° 06' 58"E
C55	23.56	15.00	90° 00' 00"	15.00	21.21	S85° 53' 02"E
C56	23.56	15.00	90° 00' 00"	15.00	21.21	S4° 06' 58"W
C57	23.56	15.00	90° 00' 00"	15.00	21.21	N85° 53' 02"W
C58	24.79	15.00	94° 41' 31"	16.28	22.06	N88° 13' 47"W
C59	212.07	3973.00	3° 03' 30"	100.06	212.04	S42° 53' 42"W
C60	22.65	15.00	86° 31' 38"	14.12	20.56	S2° 22' 47"W
C61	1321.21	4027.00	16° 47' 53"	666.59	1315.29	N48° 30' 55"E
C62	727.71	3973.00	10° 29' 40"	364.88	726.69	S50° 53' 26"W
C63	52.74	36.50	82° 47' 01"	32.17	48.27	N7° 43' 28"E
C64	91.75	83.50	82° 47' 01"	55.97	83.97	N7° 43' 28"E
C65	96.17	3973.00	1° 23' 13"	48.09	96.17	N57° 13' 15"E
C66	21.26	15.00	81° 12' 07"	12.86	19.52	S81° 29' 05"E
C67	23.56	15.00	90° 00' 00"	15.00	21.21	S4° 06' 58"W
C68	23.56	15.00	90° 00' 00"	15.00	21.21	N85° 53' 02"W
C69	25.87	15.00	98° 47' 53"	17.50	22.78	S8° 30' 55"W
C70	23.56	15.00	90° 00' 00"	15.00	21.21	N77° 05' 09"W
C71	275.53	60.00	263° 06' 28"	67.69	89.80	S9° 28' 05"W
C72	21.76	15.00	83° 06' 28"	13.30	19.90	N80° 31' 55"W
C73	23.56	15.00	90° 00' 00"	15.00	21.21	S12° 54' 51"W
C74	50.21	327.00	8° 47' 53"	25.16	50.16	N36° 29' 05"W
C75	41.82	273.00	8° 47' 53"	21.00	41.88	S36° 29' 05"E
C76	23.56	15.00	90° 00' 00"	15.00	21.21	S85° 53' 02"E
C77	275.53	60.00	263° 06' 28"	67.69	89.80	S0° 40' 12"W
C78	21.76	15.00	83° 06' 28"	13.30	19.90	N89° 19' 48"W
C79	23.56	15.00	90° 00' 00"	15.00	21.21	S4° 06' 58"W
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	23.56	15.00	90° 00' 00"	15.00	21.21	N40° 10' 01"E
C83	23.56	15.00	90° 00' 00"	15.00	21.21	S85° 53' 02"E
C84	148.18	965.00	8° 47' 53"	74.24	148.03	S53° 30' 55"W
C85	158.93	1035.00	8° 47' 53"	79.62	158.77	N53° 30' 55"E
C86	23.56	15.00	90° 00' 00"	15.00	21.21	N77° 05' 09"W
C87	23.56	15.00	90° 00' 00"	15.00	21.21	N3° 51' 54"E
C88	157.70	1027.00	8° 47' 53"	79.01	157.55	N36° 29' 05"W
C89	149.41	973.00	8° 47' 53"	74.85	149.26	N36° 29' 05"W
C90	23.56	15.00	189° 29' 44"	602.02	99.66	N4° 06' 58"E
C91	23.56	15.00	90° 00' 00"	15.00	21.21	N85° 53' 02"W
C92	13.02	15.00	49° 44' 52"	6.95	12.62	N73° 59' 24"E
C93	165.37	50.00	189° 29' 44"	602.02	99.66	N4° 06' 58"E
C94	23.56	15.00	90° 00' 00"	15.00	21.21	S4° 06' 58"W
C95	13.02	15.00	49° 44' 52"	6.95	12.62	N65° 45' 28"W
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	90° 00' 00"	15.00	21.21	N4° 06' 58"E
C99	23.56	15.00	90° 00' 00"	15.00	21.21	N24° 14' 32"E
C100	23.56	15.00	89° 58' 53"	15.00	21.21	S85° 52' 28"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	S4° 06' 58"W
C103	23.56	15.00	90° 00' 00"	15.00	21.21	N4° 06' 58"E
C104	23.56	15.00	90° 00' 00"	15.00	21.21	N12° 54' 51"E
C105	21.76	15.00	83° 06' 28"	13.30	19.90	N73° 36' 23"W
C106	275.53	60.00	263° 06' 28"	67.69	89.80	N16° 21' 37"E
C107	23.56	15.00	90° 00' 00"	15.00	21.21	S77° 05' 09"E
C108	23.56	15.00	90° 00' 00"	15.00	21.21	S77° 05' 09"E
C109	23.56	15.00	90° 00' 00"	15.00	21.21	S12° 54' 51"W
C110	43.98	28.00	90° 00' 00"	28.00	39.60	S77° 05' 09"E
C111	43.98	28.00	90° 00' 00"	28.00	39.60	S12° 54' 51"W
C112	149.41	973.00	8° 47' 53"	74.85	149.26	N36° 29' 05"W
C113	157.70	1027.00	8° 47' 53"	79.01	157.55	N36° 29' 05"E
C114	17.87	117.00	8° 47' 53"	9.00	17.95	S36° 29' 05"E
C115	13.82	90.00	8° 47' 53"	6.92	13.81	S36° 29' 05"E
C116	13.02	15.00	49° 44' 52"	6.95	12.62	S16° 00' 36"E
C117	165.37	50.00	189° 29' 44"	602.02	99.66	S85° 53' 02"E
C118	23.56	15.00	90° 00' 00"	15.00	21.21	N85° 53' 02"W
C119	13.02	15.00	49° 44' 52"	6.95	12.62	N24° 14' 32"E
C120	23.56	15.00	90° 00' 00"	15.00	21.21	S85° 53' 02"E
C121	23.56	15.00	90° 00' 00"	15.00	21.21	N4° 06' 58"E
C122	18.88	15.00	71° 20' 13"	10.77	17.49	N76° 33' 09"W
C123	301.81	60.00	288° 12' 25"	43.43	70.36	N31° 52' 57"E
C124	9.65	15.00	36° 52' 12"	5.00	9.49	S22° 26' 56"E
C125	23.56	15.00	90° 00' 00"	15.00	21.21	S85° 53' 02"E
C126	23.56	15.00	90° 00' 00"	15.00	21.21	N4° 06' 58"E
C127	23.56	15.00	90° 00' 00"	15.00	21.21	S4° 06' 58"W
C128	23.56	15.00	90° 00' 00"	15.00	21.21	N85° 53' 02"W
C129	16.89	110.00	8° 47' 53"	8.46	16.87	N36° 29' 05"W
C130	12.74	83.00	8° 47' 53"	6.39	12.73	N36° 29' 05"W
C131	43.98	28.00	90° 00' 00"	28.00	39.60	N77° 05' 09"W
C132	43.98	28.00	90° 00' 00"	28.00	39.60	S12° 54' 51"E
C133	248.45	1618.00	8° 47' 53"	124.47	248.21	S36° 29' 05"E

RIVER BRIDGE RANCH
PRELIMINARY PLAT
OVERALL UTILITY & PHASING PLAN

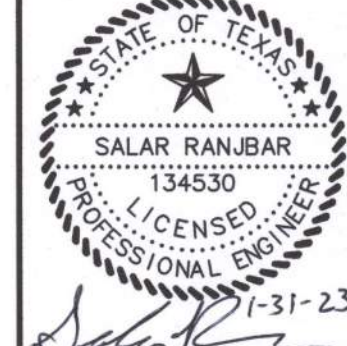


- LEGEND**
- PHASE LINE
 - PROPOSED WATER LINE
 - PROPOSED WASTE WATER LINE
 - PROPOSED FORCE MAIN
 - EXISTING CONTOUR (2' INTERVAL)



NO.	REVISIONS DESCRIPTION	BY	DATE

DATE:	DESIGNED BY:	SR	CFC	DWR	DRAWING NAME:
					Utility - Phasing.dwg



LJA Engineering, Inc.
 Phone 512.439.4700
 Fax 512.439.4716
 7500 Riata Boulevard
 Building II, Suite 100
 Austin, Texas 78735

JOB NUMBER:
 A208-452

SHEET NO.
18

OF 18 SHEETS

I:\Projects\2023\River Bridge\CD\Drawn Plot\Utility - Phasing.dwg
 Last Modified: Jan. 31, 23 - 11:09
 Plot Date/Time: Jan. 31, 23 - 11:13.34