

FLEMING FARMS PRELIMINARY PLAT

F.M. 1978

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 48187C 0045F, EFFECTIVE DATE OF NOVEMBER 2, 2007, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).



Brian Faltesek
LICENSED PROFESSIONAL ENGINEER 12-24-20
DATE

REVIEWED BY:

STATE OF TEXAS)
COUNTY OF GUADALUPE)
CITY OF SAN MARCOS)

THIS PLAT, FLEMING FARMS PRELIMINARY PLAT, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF SAN MARCOS AND IS HEREBY APPROVED.

APPROVED, THIS THE _____ DAY OF _____ 20____.

BY:

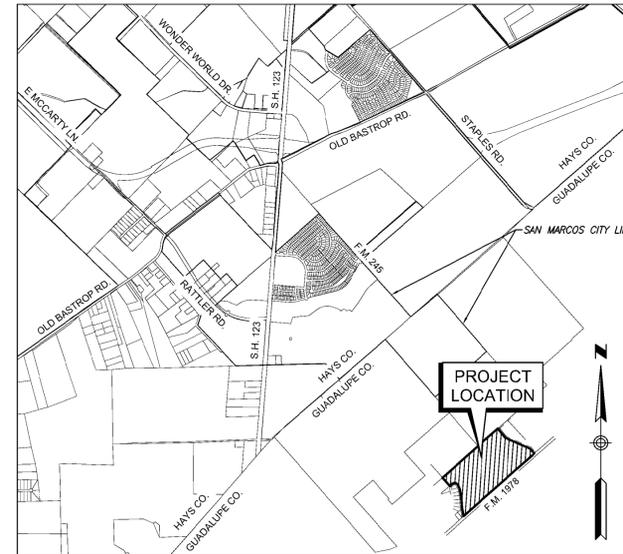
P&Z CHAIR

ATTEST:

CITY SECRETARY

CITY OF SAN MARCOS CIP AND ENGINEERING

DATE



LOCATION MAP
SCALE: N.T.S.

SUBMITTAL DATE: _____

SHEET NO. DESCRIPTION

| | |
|---|-------------------------------|
| 1 | COVER SHEET |
| 2 | PRELIMINARY PLAN (OVERALL) |
| 3 | PRELIMINARY PLAN (1 OF 4) |
| 4 | PRELIMINARY PLAN (2 OF 4) |
| 5 | PRELIMINARY PLAN (3 OF 4) |
| 6 | PRELIMINARY PLAN (4 OF 4) |
| 7 | LINE AND CURVE TABLES |
| 8 | PRELIMINARY PHASING (OVERALL) |
| 9 | PRELIMINARY UTILITY LAYOUT |

NOTES:

- THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION 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.
- THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE PLAT LIES WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 480266 0045 F, EFFECTIVE DATE OF NOVEMBER 2, 2007, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, GUADALUPE COUNTY, TEXAS.
- WATER SERVICE WILL BE PROVIDED BY CRYSTAL CLEAR SPECIAL UTILITY DISTRICT.
- ELECTRIC SERVICES SHALL BE SUPPLIED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.
- TELEPHONE SERVICE SHALL BE SUPPLIED BY AT&T.
- MINIMUM FRONT SETBACK SHALL BE 20 FEET.
- MINIMUM REAR SETBACK SHALL BE 10 FEET.
- MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5 FEET.
- MINIMUM SIDE STREET SETBACK SHALL BE 10 FEET.
- PUBLIC UTILITY EASEMENT OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF SAN MARCOS AND GUADALUPE COUNTY REQUIREMENTS AND APPROVED BY THE GUADALUPE COUNTY ROAD & BRIDGE DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.

| STREET NAME: | LINEAR FOOTAGE: | R.O.W. | CLASSIFICATION: |
|--------------|-----------------|--------|-----------------|
| SECRETARIAT | 1875 L.F. | (54') | LOCAL STREET |
| BLACK CAVIAR | 926 L.F. | (54') | LOCAL STREET |
| SMARTY JONES | 925 L.F. | (54') | LOCAL STREET |
| WHIRL AWAY | 924 L.F. | (54') | LOCAL STREET |
| BARBARO | 923 L.F. | (54') | LOCAL STREET |
| ECLIPSE | 922 L.F. | (54') | LOCAL STREET |
| SEABISCUIT | 290 L.F. | (54') | LOCAL STREET |
| SEATTLE SLEW | 419 L.F. | (54') | LOCAL STREET |
| TRIGGER | 1235 L.F. | (54') | LOCAL STREET |
| PREAKNESS | 1992 L.F. | (54') | LOCAL STREET |
| CHALLENGER | 395 L.F. | (54') | LOCAL STREET |
| VICTORY | 395 L.F. | (54') | LOCAL STREET |
| RATTLER ROAD | 1236 L.F. | (100') | LOCAL STREET |

12457 L.F.

- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF SAN MARCOS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
- AREA WITHIN NEW ROAD RIGHT-OF-WAY = 14.95 AC. (PLATTED)
- DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GUADALUPE COUNTY REQUIREMENTS OR AS APPROVED BY THE GUADALUPE ROAD AND BRIDGE DEPARTMENT.
- HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION POND AND WATER QUALITY STRUCTURES. CRYSTAL CLEAR SPECIAL UTILITY DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER AND WASTEWATER SYSTEM LOCATED WITHIN THIS SUBDIVISION. THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING BLOCK A, LOT 1, BLOCK C, LOTS 12, 13 AND 14, BLOCK P, LOTS 22, 23 AND 24, BLOCK Q, LOT 22, AND BLOCK R, LOT 25.
- 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.
- POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES PER GUADALUPE COUNTY REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT GUADALUPE COUNTY STANDARDS.
- IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF GUADALUPE COUNTY, TX, IT IS UNDERSTOOD THAT THE CONSTRUCTION OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND / OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH THE PLANS AND SPECIFICATION PRESCRIBED BY THE COMMISSIONERS COURT OF GUADALUPE COUNTY, TX. THE COMMISSIONERS COURT OF GUADALUPE COUNTY, TX, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR CONSTRUCTION OF ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
- MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER GUADALUPE COUNTY DEVELOPMENT REGULATION.
- THE PROJECT IS LOCATED WITHIN YORK CREEK FIRE RESCUE.
- PARKLAND DEDICATION AND PARKLAND DEVELOPMENT IS REQUIRED PER SECTION 3.10.1.2 OF THE CITY CODE. PARKLAND WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF LAND FOR 48.2% OF THE REQUIRED PARKLAND DEDICATION AND 51.8% OF THE PARKLAND DEDICATION WILL BE SATISFIED THROUGH LAND DEDICATION.
- DEDICATED PARKLAND (LOT 17, BLOCK 'C' AND LOT 23, BLOCK 'P') IS OPEN TO THE PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

BASIS OF BEARING: TEXAS STATE PLAN COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83
GRID TO SURFACE SCALE FACTOR: 1.000103315
SURFACE TO GRID SCALE FACTOR: 0.999896685623

PARKLAND REQUIREMENTS

THE PARKLAND DEDICATION REQUIREMENTS FOR THIS SUBDIVISION ARE CALCULATED AS FOLLOWS
REQUIRED AREA = 5.7 Ac. x NO. OF SINGLE FAMILY LOTS x 2.7 / 1000
5.7 x 334 x 2.7 / 1000 = 5.14 Ac.

LAND USE SUMMARY

| USE: | ACREAGE | # OF LOTS | % OF PROJECT |
|----------------------------------|---------|-----------|--------------|
| SINGLE FAMILY: | 39.49 | 334 | 61.40% |
| DRAINAGE / OPEN SPACE: | 4.18 | 6 | 6.50% |
| BLOCK 'A', LOT 1 | | | |
| BLOCK 'B', LOT 15 | | | |
| BLOCK 'P', LOT 22 | | | |
| BLOCK 'P', LOT 23 | | | |
| BLOCK 'P', LOT 24 | | | |
| BLOCK 'Q', LOT 22 | | | |
| AMENITY/DRAINAGE/ OPEN SPACE: | 2.15 | 1 | 3.34% |
| BLOCK 'C', LOT 17 | | | |
| WASTEWATER TREATMENT PLANT SITE: | 1.52 | 1 | 2.36% |
| BLOCK 'C', LOT 18 | | | |
| RIGHT-OF-WAY: | 15.81 | 0 | 24.58% |
| RIGHT-OF-WAY DEDICATION: | 1.17 | 0 | 1.81% |
| TOTAL: | 64.32 | 342 | 100.00% |

LEGAL DESCRIPTION

BEING A 64.32 ACRE TRACT OF LAND SITUATED IN THE ANDREW MITCHELL LEAGUE SURVEY NO. 62, ABSTRACT NO. 222, GUADALUPE COUNTY, TEXAS, BEING PART OF A CALLED 78.32 ACRE TRACT OF LAND, PART OF A CALLED 28.57 ACRE TRACT OF LAND RECORDED IN VOLUME 320, PAGE 408, DEED RECORDS, GUADALUPE COUNTY, TEXAS AND ALSO PART OF A CALLED 127.198 ACRE TRACT OF LAND RECORDED IN VOLUME 447, PAGE 633, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, SAID 127.198 ACRE TRACT BEING PART OF A CALLED 154-1/2 ACRE TRACT OF LAND RECORDED IN VOLUME 42, PAGE 104, DEED RECORDS, GUADALUPE COUNTY, TEXAS

OWNER:
CLINT JONES
1067 FM 306, UNIT #106
NEW BRAUNFELS, TX 78130
PHONE # (512) 466-6695

ENGINEER:
LJA ENGINEERING INC.
FRN # F-1386
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:
WCR LAND SURVEYING
LAND SURVEYING CONSULTANTS
T.B.P.L.S. FIRM REG. NO. 10194135
P.O. BOX 481
BLANCO, TX 78606
CONTACT PERSON: CHRISTOPHER JURICA, R.P.L.S.
PHONE # (833) 992-3075

NOTE: IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED COUNTY RIGHT OF WAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE GUADALUPE COUNTY ROAD & BRIDGE DEPARTMENT.

NOTE: NO HOMES ARE TO BE BUILT ONTO THE LOT UNTIL A SEPTIC SYSTEM PERMIT OR PUBLIC SEWER HAS BEEN PROVIDED AND ROAD CONSTRUCTION IS COMPLETED AND APPROVED.

REVISIONS / CORRECTIONS

| Number | Description | Revise (R) Add (A) Void (V) Sheet No.'s | Total # Sheets in Plan Set | S.M. Approval-Date | Date Imaged | Guadalupe County Approval Date |
|--------|-------------|---|----------------------------|--------------------|-------------|--------------------------------|
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

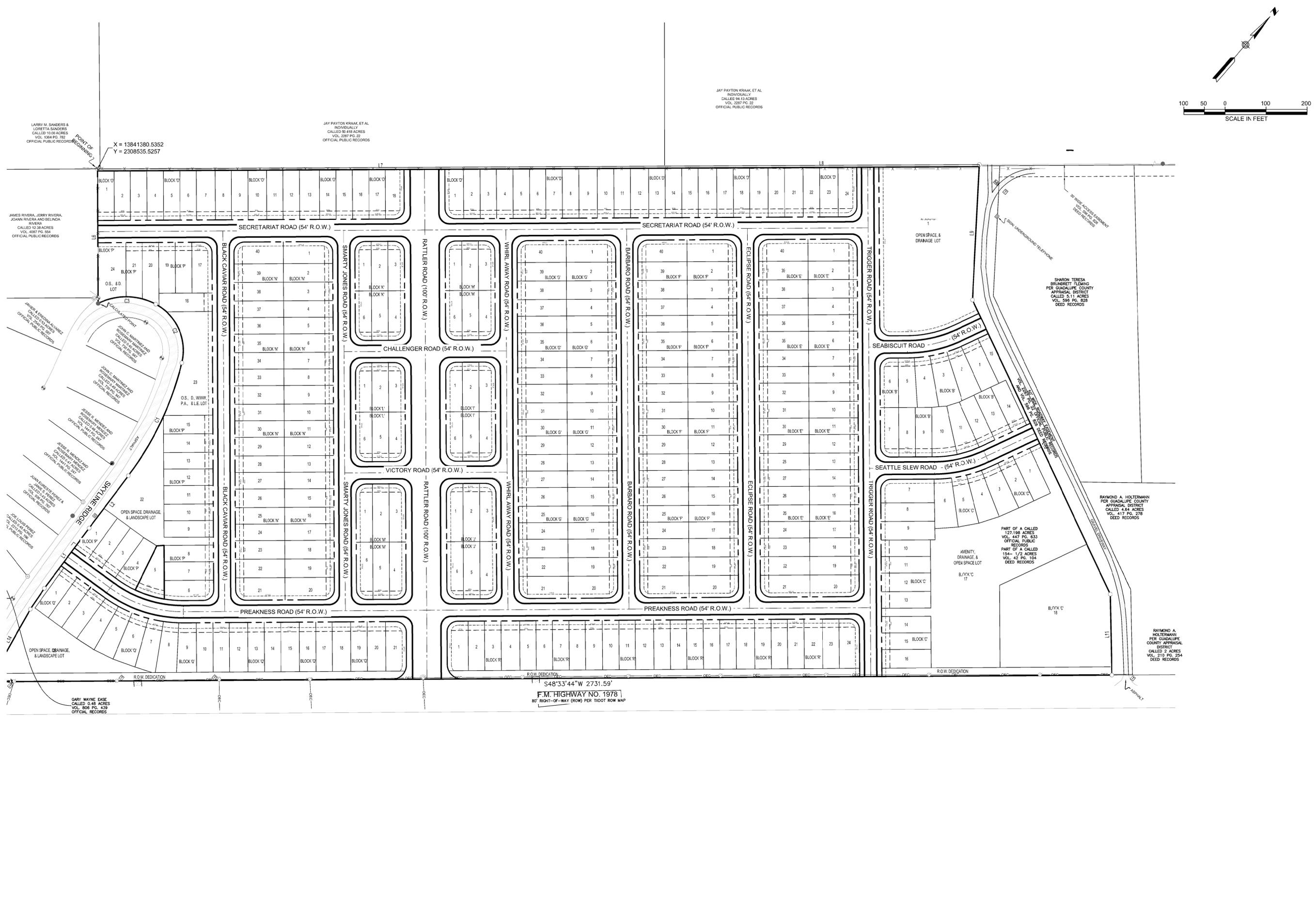
LJA Engineering, Inc.

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

Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386



Date: Fri, 18 Dec 2020 10:42am User Name: J:\Center Path\Name: J:\2020\402 - Fleming Farms\Overall Preliminary Plan\Sheet Files\2 - FF OVERALL PRELIM PLAT.dwg



**FLEMING FARMS
OVERALL PRELIMINARY PLAT**

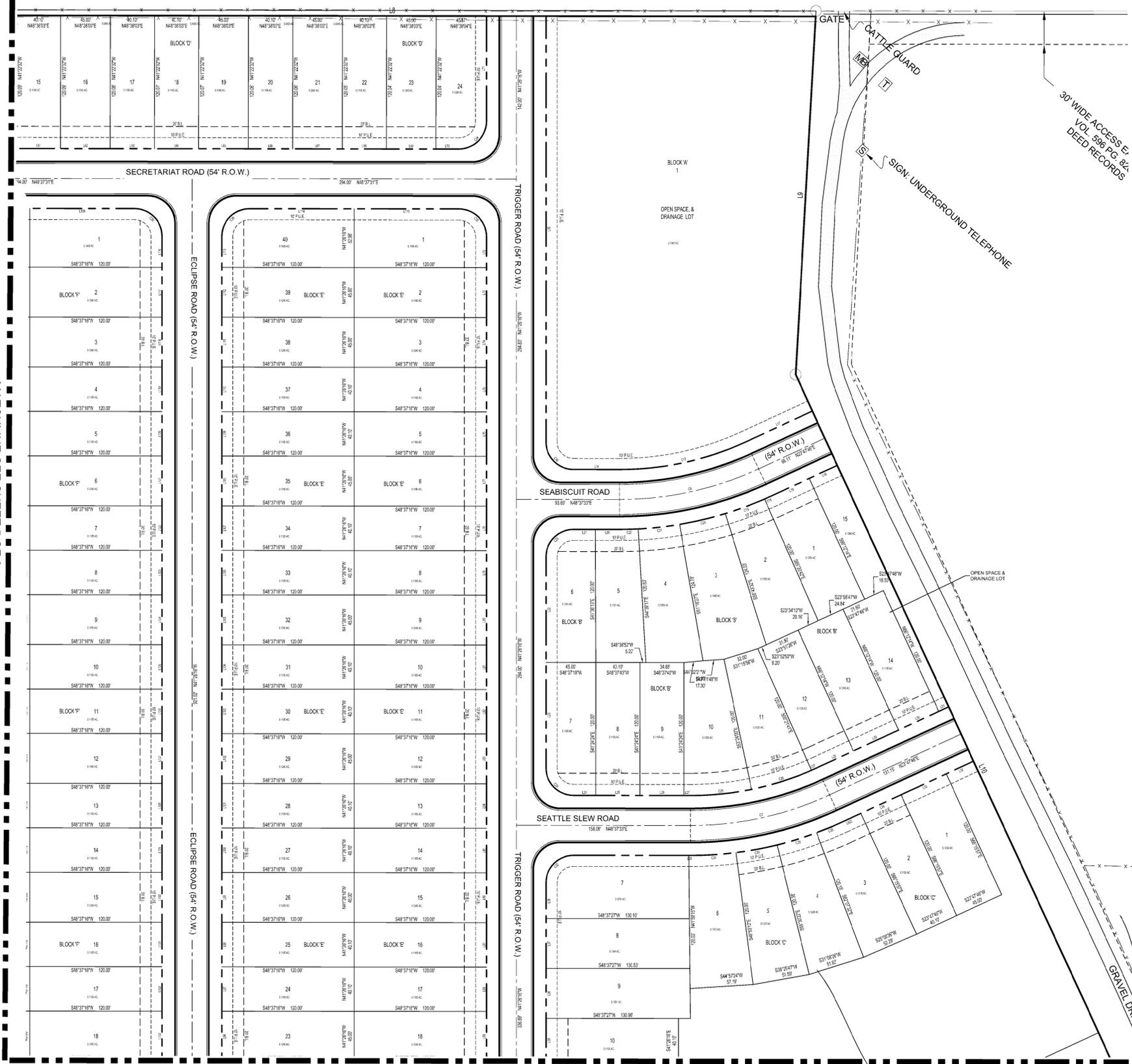
| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |
| | | |
| | | |
| | | |

DATE: 10/23/2019
 DESIGNED BY: S.F.C.
 DRAWN BY: S.F.C.
 CHECKED BY: D.R.
 NAME: S.F.C.
 TITLE: OVERALL PRELIM PLAT (DWG)

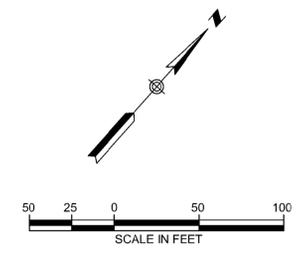
LJA Engineering, Inc.
 7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-1386

JOB NUMBER: A292-0402
 SHEET NO. **2**
 OF 9 SHEETS

MATCHLINE SEE SHEET 5 OF 9



MATCHLINE SEE SHEET 4 OF 9



LEGEND

| | |
|--|----------------------------|
| | PROPOSED SUBDIVISION |
| | 10' P.U.E. |
| | BUILDING SETBACK |
| | PROPOSED LOT LINE |
| | RIGHT-OF-WAY |
| | EXISTING CONTOURS |
| | O.S., & D. LOT |
| | OPEN SPACE, & DRAINAGE LOT |

PART OF A CALLED
 127.188 ACRES
 VOL. 443 PG. 833
 OFFICIAL PUBLIC RECORDS
 PART OF A CALLED 154.162 ACRES
 VOL. 42 PG. 164
 DEED RECORDS

RAYMOND A.
 HOLTERMANN
 PER GUADALUPE COUNTY
 APPRAISAL DISTRICT
 CALLED 2 ACRES
 VOL. 210 PG. 554
 DEED RECORDS

REVISIONS

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |

DATE: 10/23/2019
 DESIGNED BY: J.C.
 DRAWN BY: S.F.C.
 CHECKED BY: D.R.
 DRAWING NUMBER: 3 sheet 1.dwg



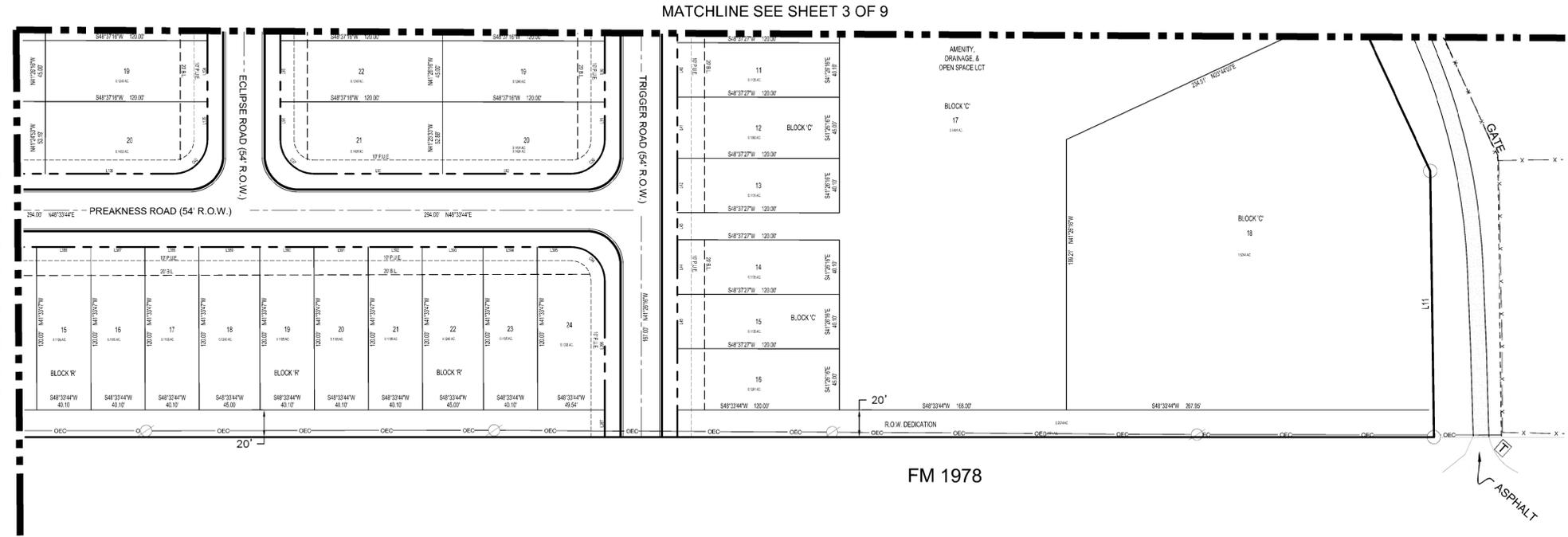
LJA Engineering, Inc.
 Phone 512.438.4700
 Fax 512.438.4716
 7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 FRN - F-1386

JOB NUMBER:
 A292-0402

SHEET NO.
3
 OF 9 SHEETS

**FLEMING FARMS
 PRELIMINARY PLAT (1 OF 4)**

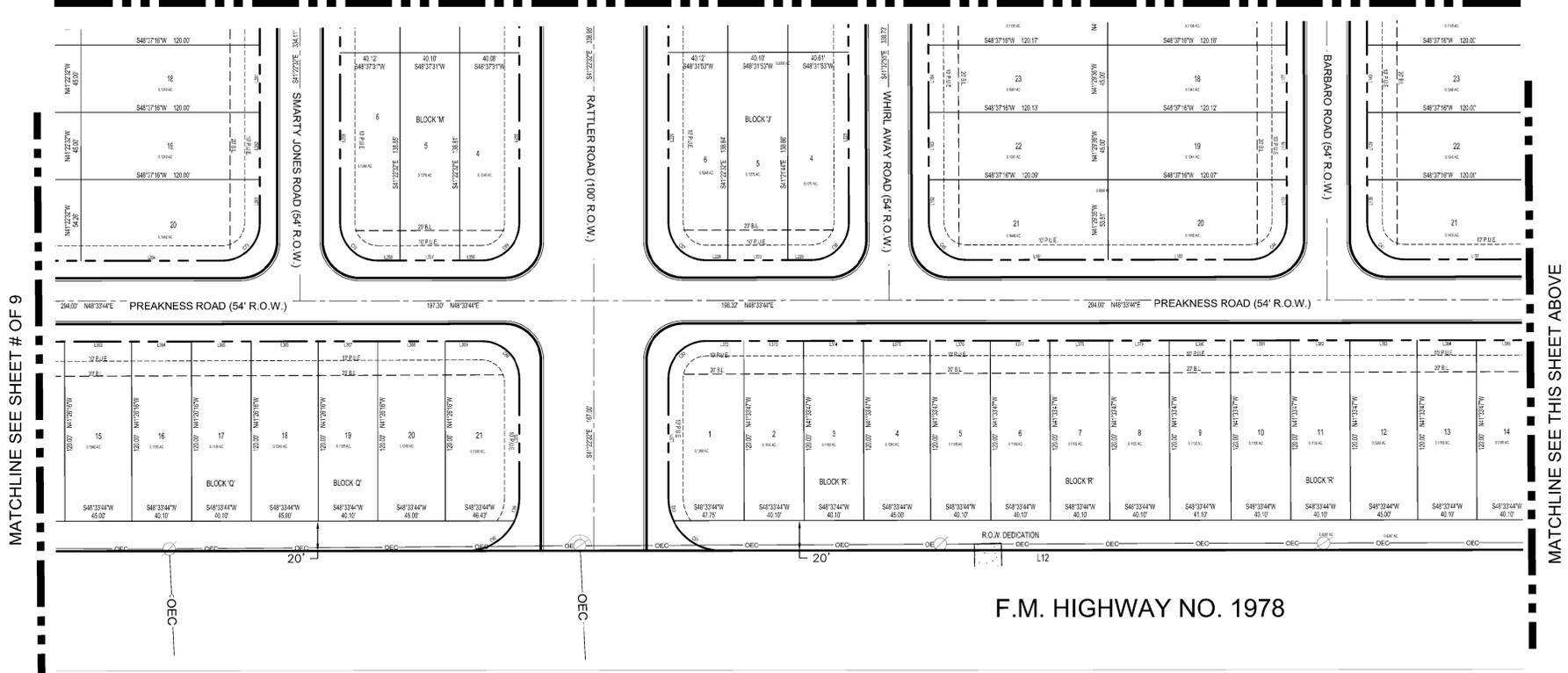
MATCHLINE SEE THIS SHEET BELOW



FM 1978

MATCHLINE SEE SHEET 3 OF 9

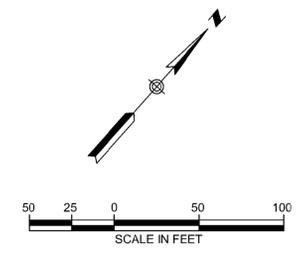
MATCHLINE SEE SHEET 5 OF 9



F.M. HIGHWAY NO. 1978

MATCHLINE SEE SHEET # OF 9

MATCHLINE SEE THIS SHEET ABOVE

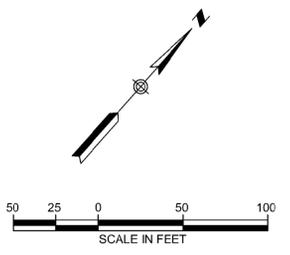
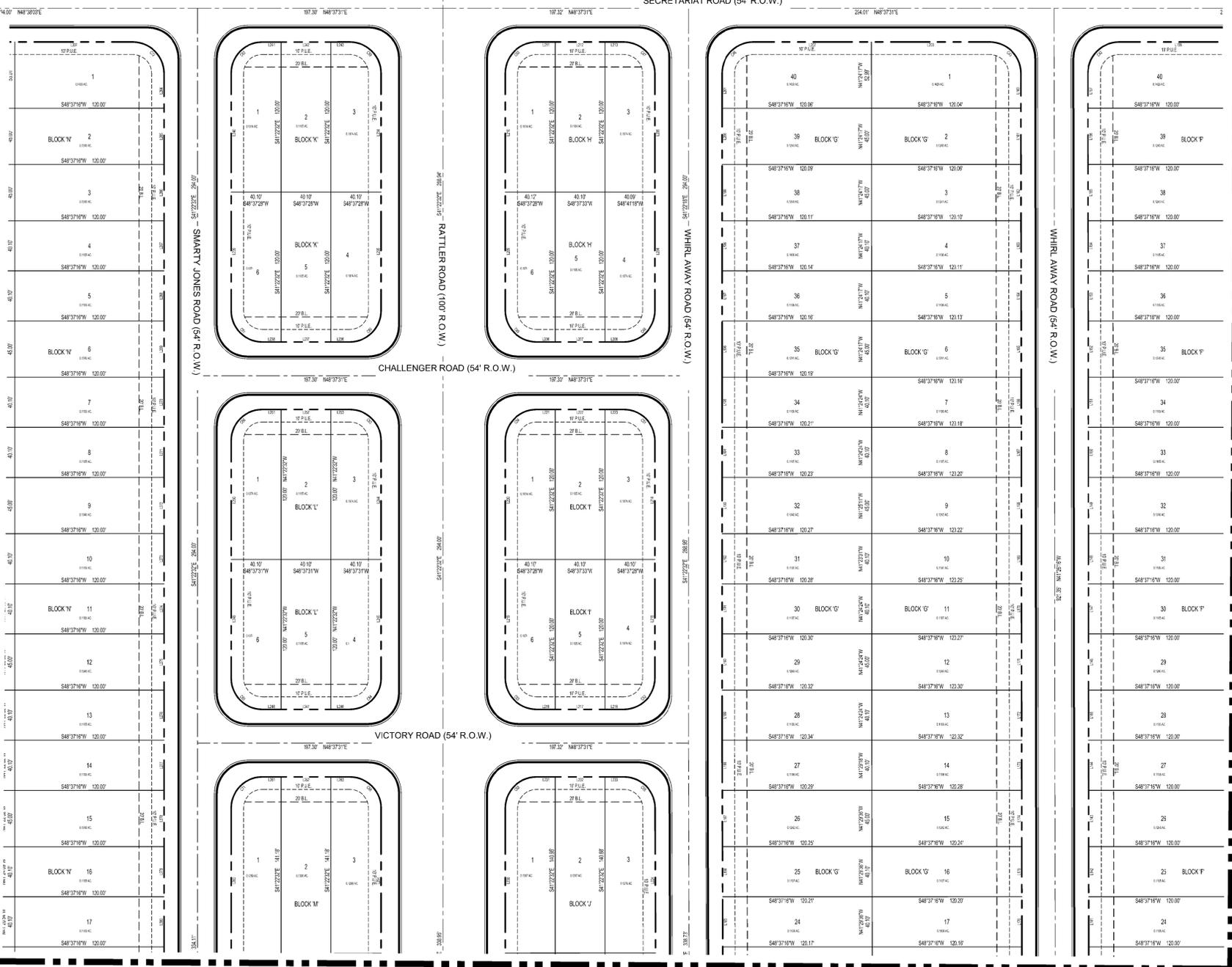
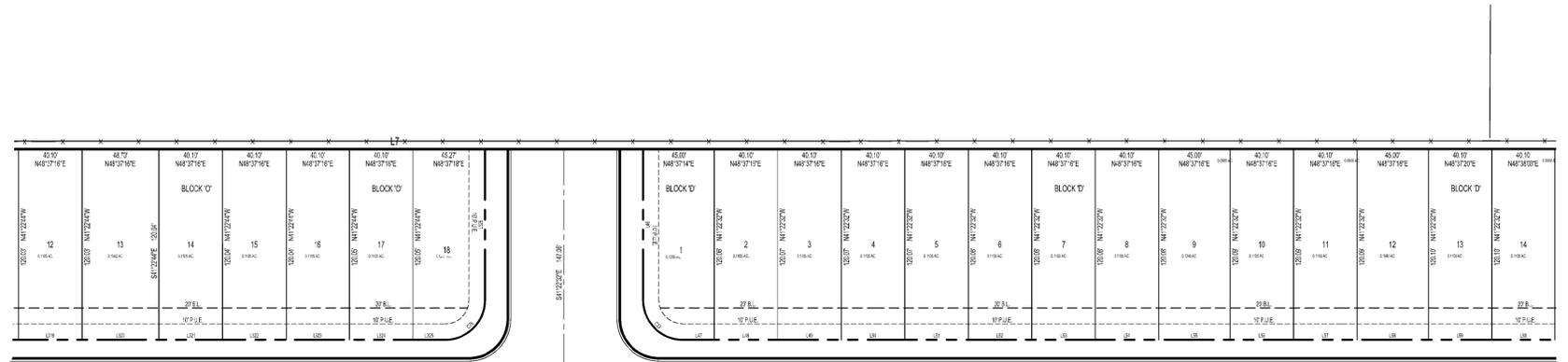


- LEGEND**
- PROPOSED SUBDIVISION
 - 10' P.U.E.
 - BUILDING SETBACK
 - PROPOSED LOT LINE
 - RIGHT-OF-WAY
 - EXISTING CONTOURS
 - O.S. & D. LOT
 - OPEN SPACE, & DRAINAGE LOT

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| | | | |
| | | | |
| | | | |

DATE: 10/23/2019
 DESIGNED BY: ...
 DRAWN BY: ... S.F.C.
 CHECKED BY: ... D.R.
 DRAWING NAME: ...
 4 SHEET 2.dwg

LJA Engineering, Inc.
 Phone 512.438.4700
 Fax 512.438.4716
 7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 FRN - F-1386



MATCHLINE SEE SHEET 6 OF 9

MATCHLINE SEE SHEET 3 OF 9

MATCHLINE SEE SHEET 4 OF 9

- LEGEND**
- PROPOSED SUBDIVISION
 - 10' P.U.E.
 - BUILDING SETBACK
 - PROPOSED LOT LINE
 - RIGHT-OF-WAY
 - EXISTING CONTOURS
 - O.S. & D. LOT
 - OPEN SPACE, & DRAINAGE LOT

| NO. | REVISIONS | DESCRIPTION | BY | DATE |
|-----|-----------|-------------|----|------|
| | | | | |
| | | | | |
| | | | | |

DATE: 10/23/2019
 DESIGNED BY: " " " " " "
 DRAWN BY: S.F.C.
 CHECKED BY: D.R.
 DRAWING NUMBER: 5 SHEET 3.dwg

LJA Engineering, Inc.
 7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 Phone 512.438.4700
 Fax 512.438.4716
 FRN - F-1386

JOB NUMBER:
A292-0402

SHEET NO.
5
OF 9 SHEETS

FLEMING FARMS
PRELIMINARY PLAT (3 OF 4)

POINT OF BEGINNING

IVERA, JERRY RIVERA,
RIVERA AND BELINDA
RIVERA
LED 12.38 ACRES
XL 4087 PG. 554
AL PUBLIC RECORDS

JAVIER & ENEDINA ALVAREZ
CALLED 0.53 ACRES
VOL. 2540 PG. 387
ICIAL PUBLIC RECORDS

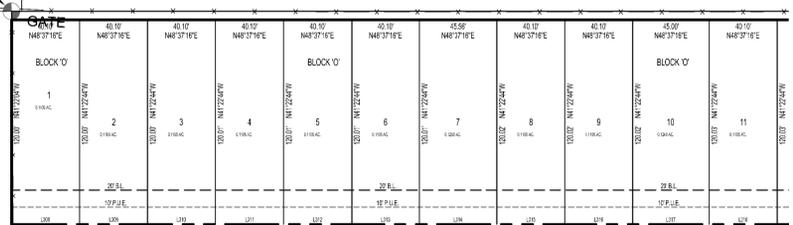
JOHN C. MARTINEZ AND
ROSEMARY MARTINEZ
CALLED 0.40 ACRES
VOL. 730 PG. 947
OFFICIAL RECORDS

JOHN C. MARTINEZ AND
ROSEMARY MARTINEZ
CALLED 0.49 ACRES
VOL. 730 PG. 947
OFFICIAL RECORDS

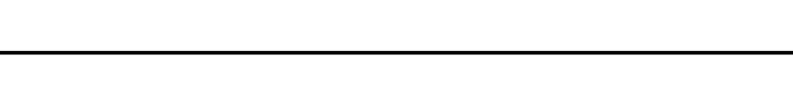
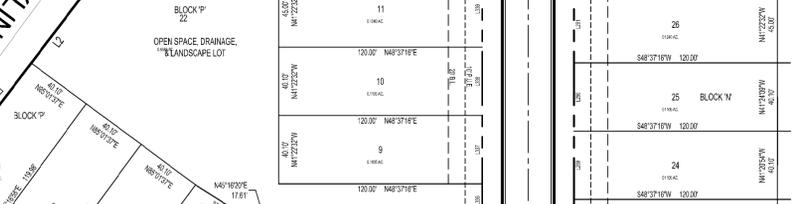
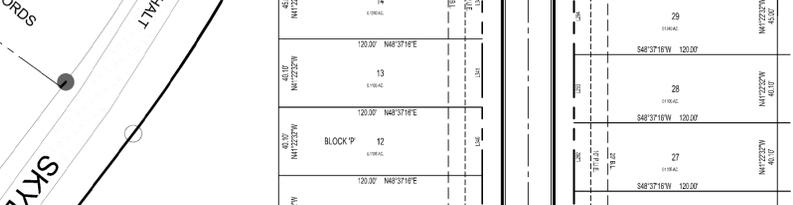
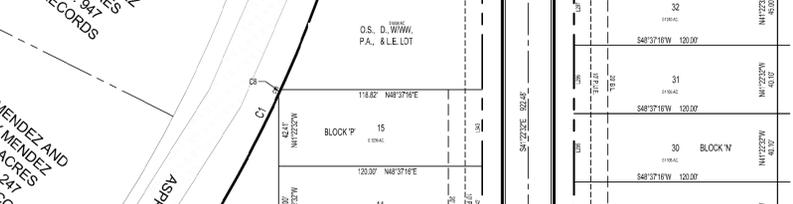
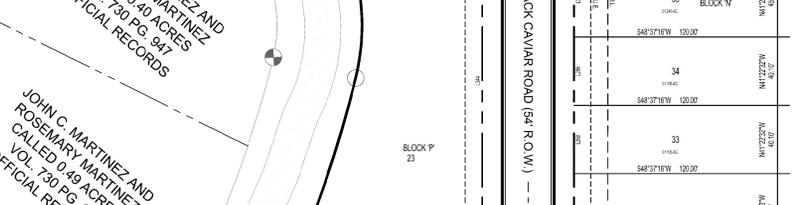
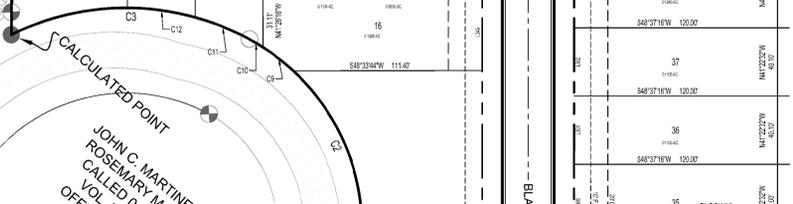
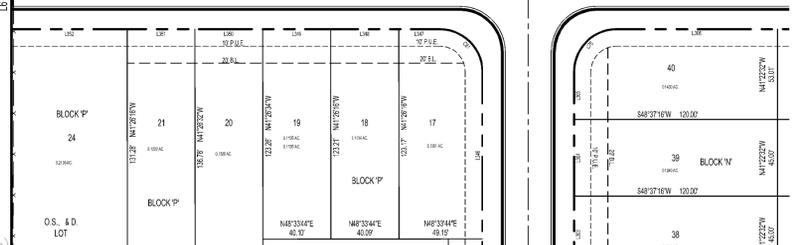
JESSE R. MENDEZ AND
ROSEMARY MENDEZ
CALLED 0.46 ACRES
VOL. 1441 PG. 247
OFFICIAL PUBLIC RECORDS

JESSE R. MENDEZ AND
ROSEMARY MENDEZ
CALLED 0.41 ACRES
VOL. 1441 PG. 247
OFFICIAL PUBLIC RECORDS

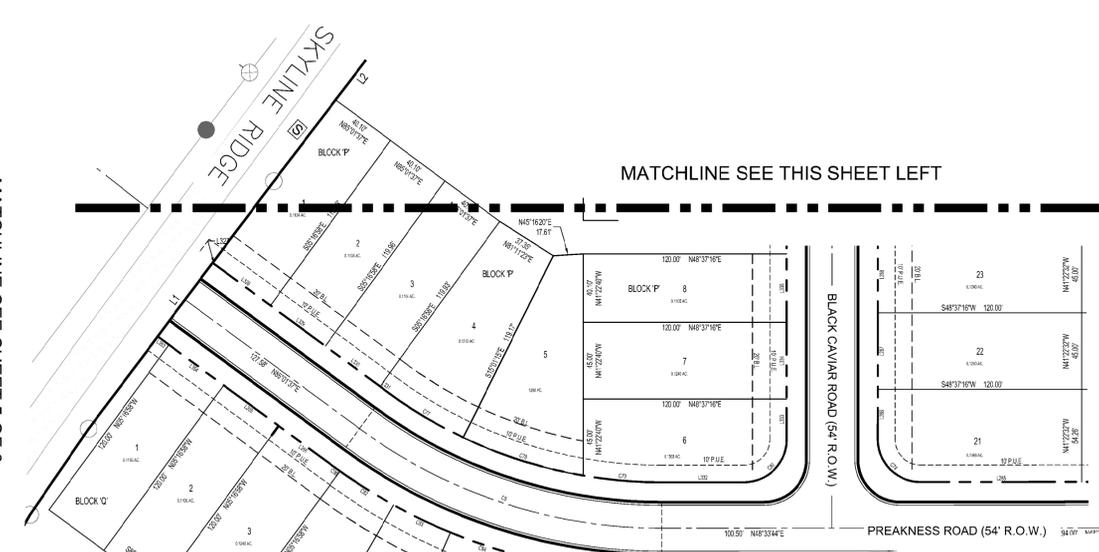
Date\Time : Fri, 18 Dec 2020 10:53 pm User Name : JCenter
Path\Name : I:\A292\A02 - Fleming Farms\Preliminary Plan\Sheet Files\6 SHEET 4.dwg



SECRETARIAT ROAD (54' R.O.W.)

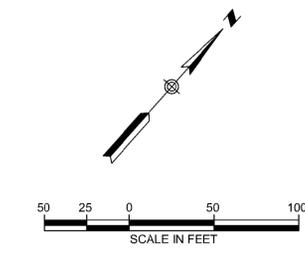


MATCHLINE SEE SHEET 5 OF 6



MATCHLINE SEE SHEET 4 OF 6

- LEGEND
- PROPOSED SUBDIVISION
 - 10' P.U.E.
 - - - BUILDING SETBACK
 - - - PROPOSED LOT LINE
 - - - RIGHT-OF-WAY
 - ~ 610 ~ EXISTING CONTOURS
 - O.S. & D. LOT
 - OPEN SPACE, & DRAINAGE LOT



| NO. | REVISIONS | DESCRIPTION | BY | DATE |
|-----|-----------|-------------|----|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE: 10/23/2019
DESIGNED BY: ***
DRAWN BY: S.F.C.
CHECKED BY: D.R.
DRAWING NUMBER: 6 SHEET 4.dwg



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

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

JOB NUMBER:
A292-0402

SHEET NO.
6
OF 9 SHEETS

FLEMING FARMS
PRELIMINARY PLAT (4 OF 4)

| Line # | Length | Direction |
|--------|---------|-------------|
| L1 | 181.79 | N04°26'16"W |
| L2 | 159.24 | N04°06'42"W |
| L6 | 321.08 | N41°22'03"W |
| L7 | 1378.80 | N48°37'16"E |
| L8 | 767.75 | N48°38'03"E |
| L9 | 323.56 | S38°11'57"E |
| L10 | 788.13 | S66°15'57"E |
| L11 | 196.08 | S42°13'57"E |
| L12 | 2731.59 | S48°33'44"W |
| L13 | 23.03 | N11°42'41"W |
| L14 | 178.87 | N11°42'41"W |
| L72 | 28.04 | S41°26'16"E |
| L73 | 45.00 | S41°26'16"E |
| L74 | 45.00 | S41°26'16"E |
| L75 | 40.10 | S41°26'16"E |
| L76 | 40.10 | S41°26'16"E |
| L77 | 45.00 | S41°26'16"E |
| L78 | 40.10 | S41°26'16"E |
| L79 | 40.10 | S41°26'16"E |
| L80 | 45.00 | S41°26'16"E |
| L81 | 40.10 | S41°26'16"E |
| L82 | 40.10 | S41°26'16"E |
| L83 | 45.00 | S41°26'16"E |
| L84 | 40.10 | S41°26'16"E |
| L85 | 40.10 | S41°26'16"E |
| L86 | 45.00 | S41°26'16"E |
| L87 | 40.10 | S41°26'16"E |
| L88 | 40.10 | S41°26'16"E |
| L89 | 45.00 | S41°26'16"E |
| L90 | 45.00 | S41°26'16"E |
| L91 | 27.76 | S41°26'16"E |
| L92 | 95.01 | S48°33'44"W |
| L93 | 94.99 | S48°33'44"W |
| L94 | 28.01 | N41°26'16"W |
| L95 | 45.00 | N41°26'16"W |
| L96 | 45.00 | N41°26'16"W |
| L97 | 40.10 | N41°26'16"W |
| L98 | 40.10 | N41°26'16"W |
| L99 | 45.00 | N41°26'16"W |
| L100 | 40.10 | N41°26'16"W |
| L101 | 40.10 | N41°26'16"W |
| L102 | 45.00 | N41°26'16"W |
| L103 | 40.10 | N41°26'16"W |
| L104 | 40.10 | N41°26'16"W |
| L105 | 45.00 | N41°26'16"W |
| L106 | 40.10 | N41°26'16"W |
| L107 | 40.10 | N41°26'16"W |
| L108 | 45.00 | N41°26'16"W |
| L109 | 40.10 | N41°26'16"W |

| Line # | Length | Direction |
|--------|--------|-------------|
| L110 | 40.10 | N41°26'16"W |
| L111 | 45.00 | N41°26'16"W |
| L112 | 45.00 | N41°26'16"W |
| L113 | 27.96 | N41°26'16"W |
| L114 | 94.97 | N48°37'31"E |
| L115 | 95.03 | N48°37'31"E |
| L116 | 28.01 | S41°26'16"E |
| L117 | 45.00 | S41°26'16"E |
| L118 | 45.00 | S41°26'16"E |
| L119 | 40.10 | S41°26'16"E |
| L120 | 40.10 | S41°26'16"E |
| L121 | 45.00 | S41°26'16"E |
| L122 | 40.10 | S41°26'16"E |
| L123 | 40.10 | S41°26'16"E |
| L124 | 45.00 | S41°26'16"E |
| L125 | 40.10 | S41°26'16"E |
| L126 | 40.10 | S41°26'16"E |
| L127 | 45.00 | S41°26'16"E |
| L128 | 40.10 | S41°26'16"E |
| L129 | 40.10 | S41°26'16"E |
| L130 | 45.00 | S41°26'16"E |
| L131 | 40.10 | S41°26'16"E |
| L132 | 40.10 | S41°26'16"E |
| L133 | 45.00 | S41°26'16"E |
| L134 | 45.00 | S41°26'16"E |
| L135 | 28.07 | S41°26'16"E |
| L136 | 95.02 | S48°33'44"W |
| L137 | 94.98 | S48°33'44"W |
| L138 | 28.32 | N41°26'16"W |
| L139 | 45.00 | N41°26'16"W |
| L140 | 45.00 | N41°26'16"W |
| L141 | 40.10 | N41°26'16"W |
| L142 | 40.10 | N41°26'16"W |
| L143 | 45.00 | N41°26'16"W |
| L144 | 40.10 | N41°26'16"W |
| L145 | 40.10 | N41°26'16"W |
| L146 | 45.00 | N41°26'16"W |
| L147 | 40.10 | N41°26'16"W |
| L148 | 40.10 | N41°26'16"W |
| L149 | 45.00 | N41°26'16"W |
| L150 | 40.10 | N41°26'16"W |
| L151 | 40.10 | N41°26'16"W |
| L152 | 45.00 | N41°26'16"W |
| L153 | 40.10 | N41°26'16"W |
| L154 | 40.10 | N41°26'16"W |
| L155 | 45.00 | N41°26'16"W |
| L156 | 45.00 | N41°26'16"W |
| L157 | 27.97 | N41°26'16"W |
| L158 | 94.97 | N48°37'31"E |

| Line # | Length | Direction |
|--------|--------|-------------|
| L160 | 28.01 | S41°26'16"E |
| L161 | 45.00 | S41°26'16"E |
| L162 | 45.00 | S41°27'06"E |
| L163 | 40.10 | S41°25'20"E |
| L164 | 40.10 | S41°26'16"E |
| L165 | 45.00 | S41°26'16"E |
| L166 | 40.10 | S41°26'16"E |
| L167 | 40.10 | S41°26'16"E |
| L168 | 45.00 | S41°26'16"E |
| L169 | 40.10 | S41°26'16"E |
| L170 | 40.10 | S41°26'16"E |
| L171 | 45.00 | S41°26'16"E |
| L172 | 40.10 | S41°26'16"E |
| L173 | 40.10 | S41°26'16"E |
| L174 | 45.00 | S41°26'16"E |
| L175 | 40.10 | S41°26'16"E |
| L176 | 40.10 | S41°26'16"E |
| L177 | 45.00 | S41°26'16"E |
| L178 | 45.00 | S41°26'16"E |
| L179 | 28.39 | S41°26'16"E |
| L180 | 95.02 | S48°33'44"W |
| L181 | 95.08 | S48°33'44"W |
| L182 | 28.69 | N41°32'55"W |
| L183 | 45.00 | N41°32'49"W |
| L184 | 45.00 | N41°32'55"W |
| L185 | 40.10 | N41°33'02"W |
| L186 | 40.10 | N41°32'48"W |
| L187 | 45.00 | N41°32'55"W |
| L188 | 40.10 | N41°33'02"W |
| L189 | 40.10 | N41°23'15"W |
| L190 | 45.00 | N41°22'32"W |
| L191 | 40.10 | N41°22'32"W |
| L192 | 40.10 | N41°22'32"W |
| L193 | 45.00 | N41°22'32"W |
| L194 | 40.10 | N41°22'32"W |
| L195 | 40.10 | N41°22'32"W |
| L196 | 45.00 | N41°22'20"W |
| L197 | 40.10 | N41°22'18"W |
| L198 | 40.10 | N41°22'18"W |
| L199 | 45.00 | N41°22'18"W |
| L200 | 45.00 | N41°22'18"W |
| L201 | 28.00 | N41°22'18"W |
| L202 | 95.03 | N48°37'31"E |
| L203 | 95.03 | N48°37'31"E |
| L204 | 94.96 | N41°22'18"W |
| L205 | 95.05 | N41°22'18"W |
| L206 | 15.09 | S48°37'31"W |
| L207 | 40.10 | S48°37'31"W |

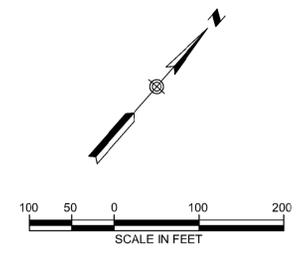
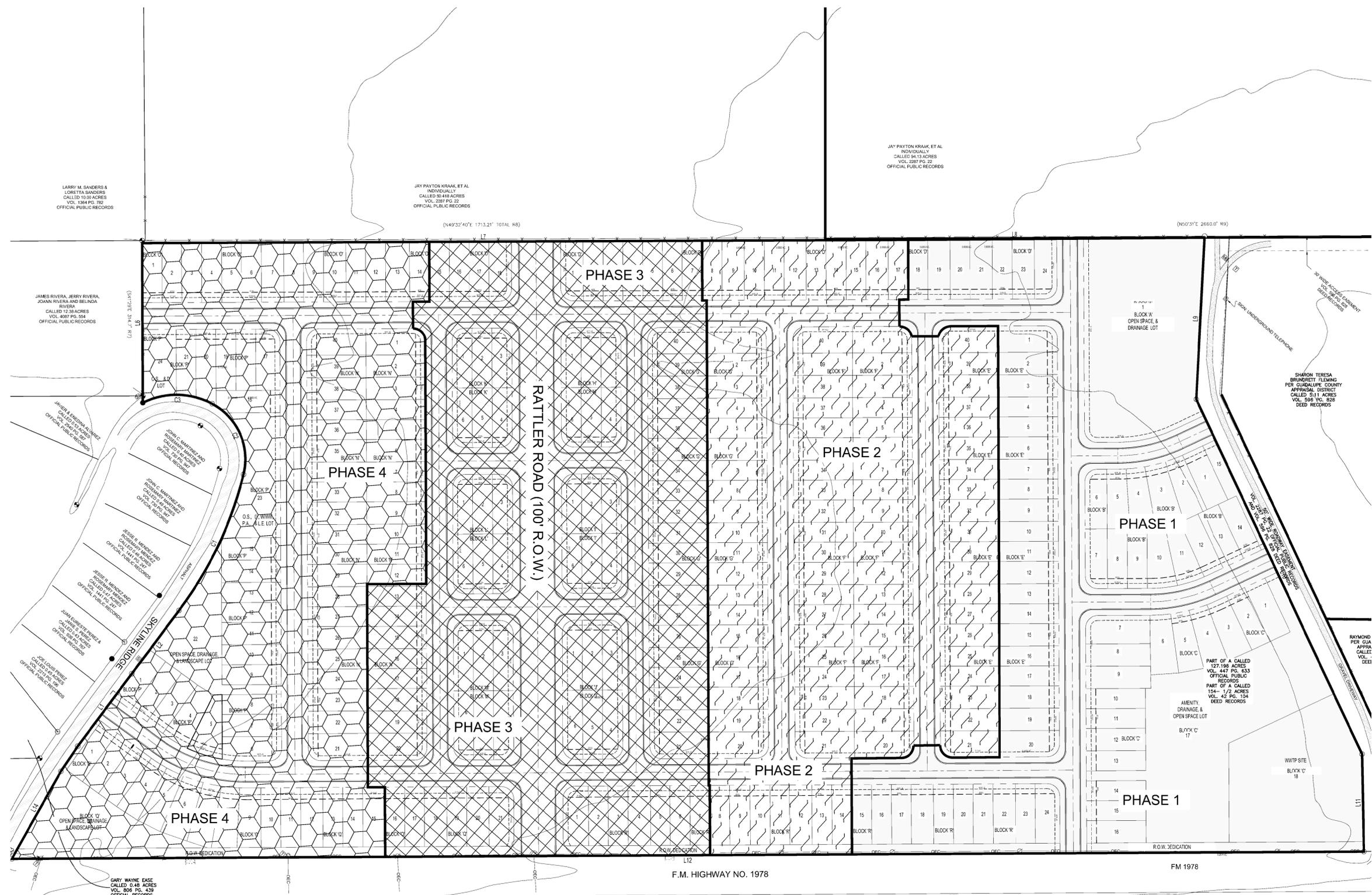
| Line # | Length | Direction |
|--------|--------|-------------|
| L208 | 15.12 | S48°37'31"W |
| L209 | 95.00 | N41°22'32"W |
| L210 | 95.00 | N41°22'32"W |
| L211 | 15.12 | N48°37'31"E |
| L212 | 40.10 | N48°37'44"E |
| L213 | 15.10 | N48°39'57"E |
| L214 | 95.00 | S41°22'32"E |
| L215 | 95.00 | S41°22'32"E |
| L216 | 15.10 | S48°37'31"W |
| L217 | 40.10 | S48°37'31"W |
| L218 | 15.10 | S48°37'31"W |
| L219 | 95.00 | N41°22'32"W |
| L220 | 95.00 | N41°22'32"W |
| L221 | 15.10 | N48°37'31"E |
| L222 | 40.10 | N48°37'31"E |
| L223 | 15.10 | N48°37'31"E |
| L224 | 115.89 | S41°32'55"E |
| L225 | 113.84 | S41°32'55"E |
| L226 | 16.01 | S48°33'44"W |
| L227 | 40.07 | S48°33'44"W |
| L228 | 15.09 | S48°33'44"W |
| L229 | 113.79 | N41°22'32"W |
| L230 | 116.07 | N41°22'32"W |
| L231 | 15.12 | N48°37'31"E |
| L232 | 40.10 | N48°37'31"E |
| L233 | 15.26 | N48°37'31"E |
| L234 | 95.00 | S41°22'32"E |
| L235 | 95.00 | S41°22'32"E |
| L236 | 15.10 | S48°37'31"W |
| L237 | 40.10 | S48°37'31"W |
| L238 | 15.10 | S48°37'31"W |
| L239 | 95.00 | N41°22'32"W |
| L240 | 95.00 | N41°22'32"W |
| L241 | 15.10 | N48°37'31"E |
| L242 | 40.10 | N48°37'31"E |
| L243 | 15.10 | N48°37'31"E |
| L244 | 95.00 | S41°22'32"E |
| L245 | 95.00 | S41°22'32"E |
| L246 | 15.10 | S48°37'31"W |
| L247 | 40.10 | S48°37'31"W |
| L248 | 15.10 | S48°37'31"W |
| L249 | 95.00 | N41°22'32"W |
| L250 | 95.00 | N41°22'32"W |
| L251 | 15.10 | N48°37'31"E |
| L252 | 40.10 | N48°37'31"E |
| L253 | 15.10 | N48°37'31"E |
| L254 | 116.18 | S41°23'01"E |
| L255 | 113.79 | S41°22'02"E |
| L256 | 15.11 | S48°33'44"W |

| Line # | Length | Direction |
|--------|--------|-------------|
| L257 | 40.10 | S48°33'44"W |
| L258 | 15.09 | S48°33'44"W |
| L259 | 113.87 | N41°22'32"W |
| L260 | 116.18 | N41°22'32"W |
| L261 | 15.12 | N48°37'31"E |
| L262 | 40.10 | N48°37'31"E |
| L263 | 15.08 | N48°37'31"E |
| L264 | 28.00 | S41°22'32"E |
| L265 | 45.00 | S41°22'32"E |
| L266 | 45.00 | S41°22'32"E |
| L267 | 40.10 | S41°22'32"E |
| L268 | 40.10 | S41°22'32"E |
| L269 | 45.00 | S41°22'32"E |
| L270 | 40.10 | S41°22'32"E |
| L271 | 40.10 | S41°22'32"E |
| L272 | 45.00 | S41°22'32"E |
| L273 | 40.10 | S41°22'32"E |
| L274 | 40.10 | S41°22'32"E |
| L275 | 45.00 | S41°22'32"E |
| L276 | 40.10 | S41°22'32"E |
| L277 | 40.10 | S41°22'32"E |
| L278 | 45.00 | S41°22'32"E |
| L279 | 40.10 | S41°22'32"E |
| L280 | 40.10 | S41°22'32"E |
| L281 | 45.00 | S41°22'32"E |
| L282 | 45.00 | S41°22'32"E |
| L283 | 29.17 | S41°20'36"E |
| L284 | 95.03 | S48°33'44"W |
| L285 | 94.97 | S48°33'44"W |
| L286 | 29.36 | N41°20'37"W |
| L287 | 45.00 | N41°22'32"W |
| L288 | 45.00 | N41°22'32"W |
| L289 | 40.10 | N41°22'32"W |
| L290 | 40.10 | N41°22'32"W |
| L291 | 45.00 | N41°22'32"W |
| L292 | 40.10 | N41°22'32"W |
| L293 | 40.10 | N41°22'32"W |
| L294 | 45.00 | N41°22'32"W |
| L295 | 40.10 | N41°22'32"W |
| L296 | 40.10 | N41°22'32"W |
| L297 | 45.00 | N41°22'32"W |
| L298 | 40.10 | N41°22'32"W |
| L299 | 40.10 | N41°22'32"W |
| L300 | 45.00 | N41°22'32"W |
| L301 | 40.10 | N41°22'32"W |
| L302 | 40.10 | N41°22'32"W |
| L303 | 45.00 | N41°22'32"W |
| L304 | 45.00 | N41°22'32"W |
| L305 | 28.02 | N41°22'32"W |

| Line # | Length | Direction |
|--------|--------|-------------|
| L306 | 95.00 | N48°37'28"E |
| L307 | 95.00 | N48°37'28"E |
| L353 | 8.25 | N85°01'37"E |
| L354 | 40.10 | N85°01'37"E |
| L355 | 40.10 | N85°01'37"E |
| L356 | 39.39 | N85°01'37"E |
| L357 | 31.15 | N48°33'44"E |
| L358 | 40.10 | N48°33'44"E |
| L359 | 40.10 | N48°33'44"E |
| L360 | 45.00 | N48°33'44"E |
| L361 | 40.10 | N48°33'44"E |
| L362 | 40.10 | N48°33'44"E |
| L363 | 45.00 | N48°33'44"E |
| L364 | 40.10 | N48°33'44"E |
| L365 | 40.10 | N48°33'44"E |
| L366 | 45.00 | N48°33'44"E |
| L367 | 40.10 | N48°33'44"E |
| L368 | 45.00 | N48°33'44"E |
| L369 | 24.89 | N48°33'44"E |
| L370 | 80.01 | S41°22'32"E |
| L371 | 79.99 | S41°22'32"E |
| L372 | 25.78 | N48°33'44"E |
| L373 | 40.10 | N48°33'44"E |
| L374 | 40.10 | N48°33'44"E |
| L375 | 45.00 | N48°33'44"E |
| L376 | 40.10 | N48°33'44"E |
| L377 | 40.10 | N48°33'44"E |
| L378 | 40.10 | N48°33'44"E |
| L379 | 40.10 | N48°33'44"E |
| L380 | 41.10 | N48°33'44"E |
| L381 | 40.10 | N48°33'44"E |
| L382 | 40.10 | N48°33'44"E |
| L383 | 45.00 | N48°33'44"E |
| L384 | 40.10 | N48°33'44"E |
| L385 | 40.10 | N48°33'44"E |
| L386 | 40.10 | N48°33'44"E |
| L387 | 40.10 | N48°33'44"E |
| L388 | 40.10 | N48°33'44"E |
| L389 | 45.00 | N48°33'44"E |
| L390 | 40.10 | N48°33'44"E |
| L391 | 40.10 | N48°33'44"E |
| L392 | 40.10 | N48°33'44"E |
| L393 | 45.00 | N48°33'44"E |
| L394 | 40.10 | N48°33'44"E |
| L395 | 24.80 | N48°33'44"E |
| L396 | 95.00 | S41°26'16"E |
| L397 | 20.00 | S41°26'16"E |

| Curve # | Length | Radius | Delta | Tangent | Chord | Chord Direction |
|---------|--------|--------|------------|---------|--------|-----------------|
| C1 | 304.81 | 744.50 | 023°27'27" | 154.57 | 302.88 | N15°41'25"W |
| C2 | 167.68 | 127.00 | 075°39'00" | 98.60 | 155.77 | N65°04'03"W |
| C3 | 145.89 | 153.00 | 054°37'55" | 79.02 | 140.42 | S49°40'14"W |
| C5 | 190.93 | 300.00 | 038°27'53" | 98.82 | 197.72 | N66°47'40"E |
| C6 | 130.01 | 300.00 | 024°49'47" | 66.04 | 128.99 | N36°24'0"E |
| C7 | 130.01 | 300.00 | 024°49'47" | 66.04 | 128.99 | N36°24'0"E |
| C8 | 2.85 | 744.50 | 000°13'08" | 1.42 | 2.85 | N16°56'14"W |
| C9 | 22.69 | 127.00 | 010°14'04" | 11.37 | 22.66 | S86°24'17"W |
| C10 | 9.27 | 119.21 | 004°27'24" | 4.64 | 9.27 | S79°16'03"W |
| C11 | 34.61 | 153.00 | 012°57'33" | 17.38 | 34.53 | S70°30'25"W |
| C12 | 40.50 | 153.00 | 015°09'59" | 20.37 | 40.38 | S56°28'39"W |
| C16 | 39.24 | 25.00 | 089°56'11" | 24.97 | | |

Date: Fri, 18 Dec 2020 10:58pm User Name: J:\Center Path\Name: J:\2022\402 - Fleming Farms\Preliminary Plan\Sheet Files\8 PHASING OVERALL.dwg



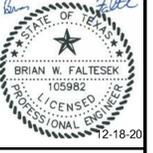
LEGEND

-  PHASE 1 BOUNDARY
-  PHASE 2 BOUNDARY
-  PHASE 3 BOUNDARY
-  PHASE 4 BOUNDARY

**FLEMING FARMS
PRELIMINARY PHASING (OVERALL)**

| NO. | REVISIONS | DESCRIPTION | BY | DATE |
|-----|-----------|-------------|----|------|
| | | | | |

DATE: 10/23/2019
 DESIGNED BY: S.F.C.
 DRAWN BY: D.R.
 CHECKED BY: D.R.
 DRAWING & PHASING OVERALL.dwg

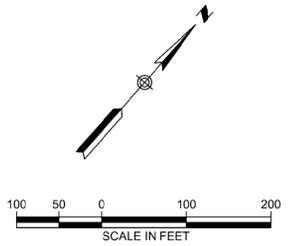
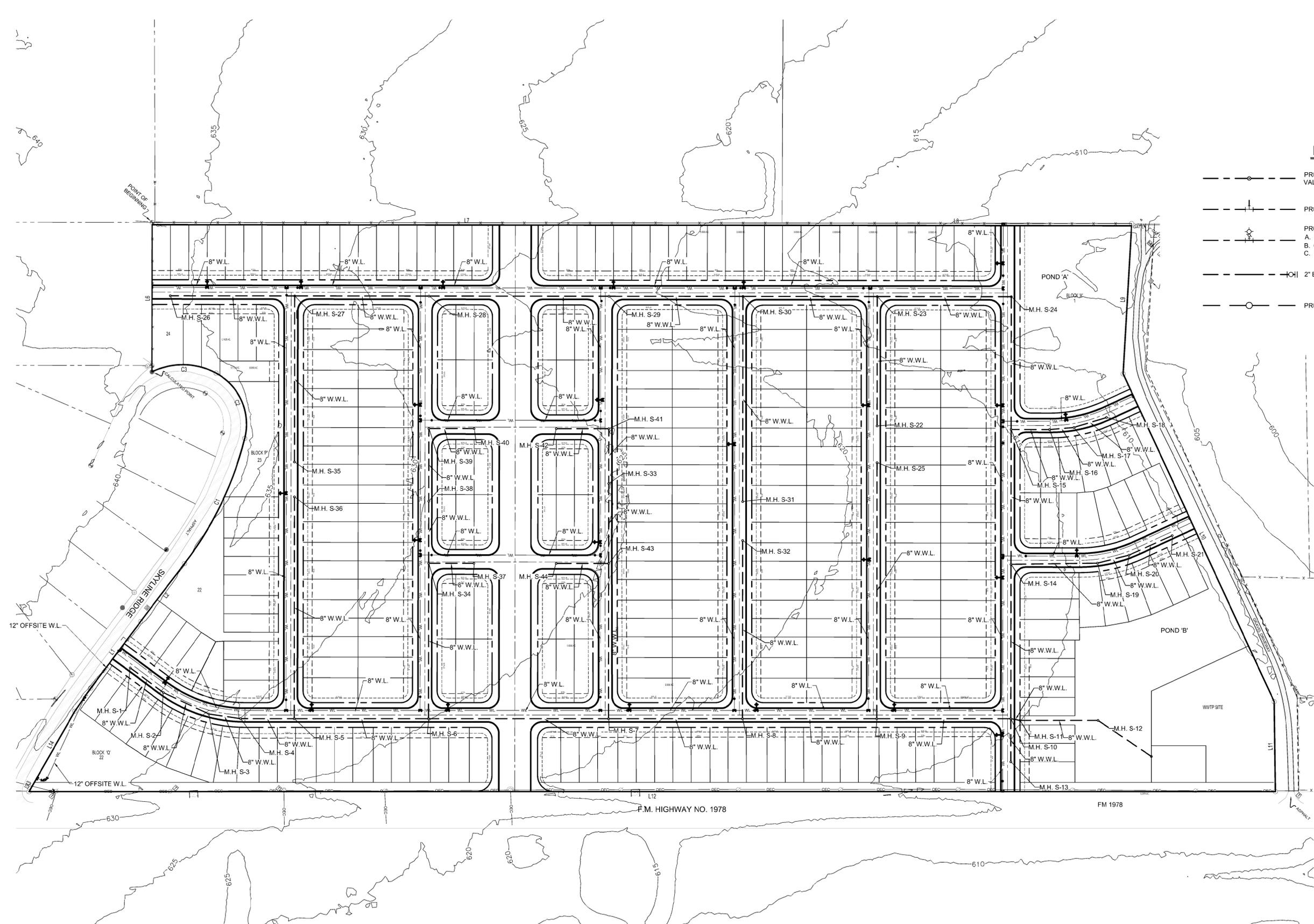


LJA Engineering, Inc.
 Phone 512.438.4700
 Fax 512.438.4716
 7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 FRN - F-1386

JOB NUMBER:
A292-0402

SHEET NO.
8
OF 9 SHEETS

Date: Fri, 18 Dec 2020 11:06pm User Name: JCenter
 Path Name: I:\2020\202 - Fleming Farms\Preliminary Plan\Sheet Files\9 UTILITY_LAYOUT.dwg



LEGEND

- PROPOSED WATER LINE AND GATE VALVE AND BOX
- +--- PROPOSED WATER LINE W/TEE
- PROPOSED WATER LINE W/FIRE HYDRANT UNIT
 A. LINE SIZE X 6\" TEE
 B. 6\" GATE VALVE AND BOX
 C. FIRE HYDRANT
- |--- 2\" BLOW-OFF ASSEMBLY W/PLUG AND CLAMP
- PROPOSED SANITARY SEWER AND MANHOLE

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| | | | |
| | | | |
| | | | |

DATE: 10/23/2019
 DESIGNED BY: S.F.C.
 DRAWN BY: D.R.
 CHECKED BY: D.R.
 IN CHARGE: S. UTILITY LAYOUT



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

JOB NUMBER: A292-0402
 SHEET NO. 9
 OF 9 SHEETS

REVISIONS

**FLEMING FARMS
 PRELIMINARY UTILITY LAYOUT**