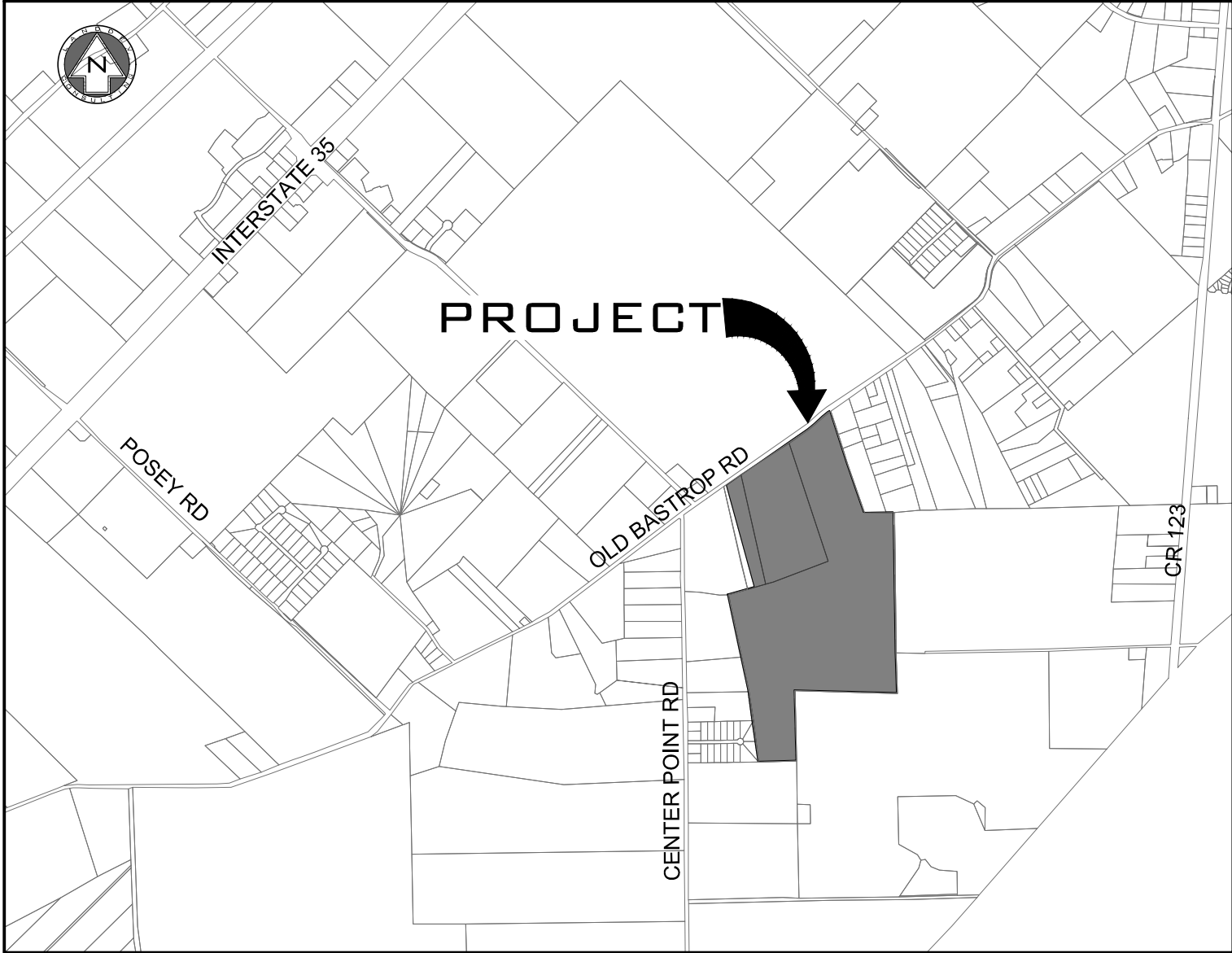


PRELIMINARY PLAT FOR MULBERRY MEADOWS

SAN MARCOS, HAYS COUNTY, TEXAS



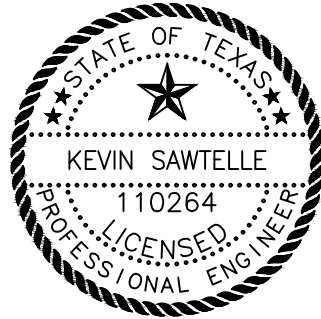
LOCATION MAP
N.T.S.

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	PHASING PLAN
4	PRELIMINARY PLAT A
5	PRELIMINARY PLAT B
6	PRELIMINARY PLAT C
7	CURVE TABLES
8	WATER LINE PLAN A
9	WATER LINE PLAN B
10	WATER LINE PLAN C
11	EXISTING DRAINAGE PLAN
12	PROPOSED DRAINAGE PLAN
13	STORM SEWER PLAN A
14	STORM SEWER PLAN B
15	STORM SEWER PLAN C

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NOS. 48209C0479F AND 48209C0487F, EFFECTIVE SEPTEMBER 2, 2005.




 KEVIN SAWTELLE, P.E. (TX P.E. #110264) 10/1/2018

LANDDEV CONSULTING LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696

REVIEWED:

LAURIE MOYER, P.E. CITY OF SAN MARCOS ENGINEER

DIRECTOR OF PUBLIC WORKS

PLANNING AND ZONING COMMISSION CHAIRMAN

HAYS COUNTY DIRECTOR OF TRANSPORTATION

OWNER: PRECISION REAL ESTATE MANAGEMENT, INC.
ADDRESS: 5508 HWY 290 WEST - SUITE 240
AUSTIN, TEXAS 78735
PHONE: 512-891-0300 X.3 CONTACT: SEBASTIAN STADLER
ACREAGE: 205.54 ACRES
SURVEY: REBECCA BROWN SURVEY NO. 8, CHARLES HENDERSON
SURVEY NO. 55

NUMBER OF LOTS AND PROPOSED USE (IF MORE THAN ONE USE IS
PLANNED FOR THE LOTS, PROVIDE LAND USE SUMMARY SHOWING # OF
LOTS PLANNED FOR EACH USE) : 25 (4 RV PARK LOTS, 3 DEDICATED ROW
LOTS, 2 PARKS/OPEN SPACE, 12 COMMERCIAL/MULTI-FAMILY LOTS, AND 4
REMAINDER TRACTS)

SURVEYOR: CELCO SURVEYING
PHONE: 830-214-5109 CONTACT: GEORGE LUCAS, R.P.L.S.
ENGINEER: LANDVEP CONSULTING, LLC
PHONE: 512 872-6696 CONTACT: KEVIN SAWTELLE, P.E.

OWNER / DEVELOPER:



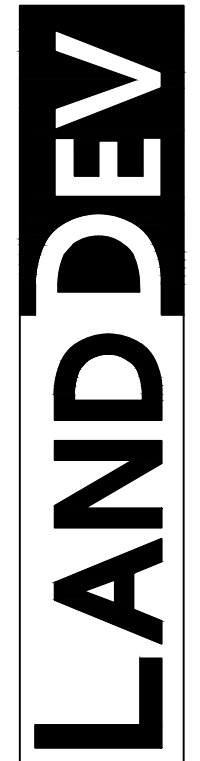
SURVEYORS

CELCO SURVEYING
REG. #: 10193975
TEL: 830-214-5109 FAX: 866-571-8325
eddie@celcosurveying.com

ENGINEER:

[illegible]

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AUSTIN, TX. 78735
OFFICE: 512.872.6696
FIRM NO. 16384

COVER SHEET

MULBERRY MEADOWS
PRELIMINARY PLAT
SAN MARCOS, TEXAS

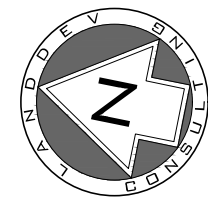
DESIGNED BY: BG

DRAWN BY: _____ RMK

CHECKED BY: KS

APPROVED BY: KS

SHEET 1 OF 15



0 200' 400'
SCALE: 1" = 200'

LEGEND

---	PROPERTY BOUNDARY
---	MAJOR CONTOUR INTERVAL
---	MINOR CONTOUR INTERVAL
---	EXISTING EASEMENT
X	EXISTING WIRE FENCE
OU	EXISTING OVERHEAD ELECTRIC
EX W	EXISTING WATER
○	EXISTING UTILITY POLE
●	EXISTING IRON ROD FOUND

TREE LIST

TREE TAG	TREE TYPE	SIZE
1379	CEDAR ELM	13"
1380	AMERICAN ELM	9"
1381	CEDAR ELM	12"
1382	LIVE OAK	11"
1383	ELM	9"
1386	CYPRESS	9"
1387	MESQUITE	23"
1389	NON BERRY PISTACHE	17"
1390	HACKBERRY	10"
1391	SPANISH OAK	18"
1392	ARIZONA ASH	25"
1393	MEMMOSA	12"
1394	HACKBERRY	19"
1395	MESQUITE	41", 21"
1396	PECAN	12"
1397	SPANISH OAK	23"
1398	CYPRESS	16"
1399	PECAN	17"
1400	PECAN	11"

NOTE:

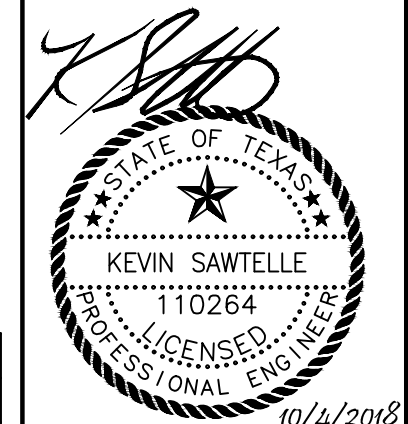
EXISTING GROUND CONTOURS ARE A COMBINATION OF 2012 LIDAR DATA PROVIDED BY CAPCOG FOR OFFSITE AREA AND SURVEYED DATA PROVIDED BY CELCO SURVEYING DATED JUNE 24, 2016 AND MARCH 16, 2015 FOR ONSITE AREA.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	142.66	1040.00	142.55	N50°59'50"E
C2	109.09	960.00	109.03	N50°40'28"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N55°02'40"E	356.69
L2	N47°29'32"E	157.00
L3	N57°34'37"E	35.87



LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO. 16364



EXISTING CONDITIONS
**MULBERRY MEADOWS
PRELIMINARY PLAT**
SAN MARCOS, TEXAS

DESIGNED BY: BS
DRAWN BY: RMK
CHECKED BY: KS
APPROVED BY: KS

SHEET 2 OF 15

REVISION
BY
DATE

LOT CHART			
BLOCK	LOT	SIZE (AC.)	USE
A	1	1.50	C
A	2	1.53	C
A	3	1.53	C
B	1	5.36	C
B	2	3.65	C
B	3	0.12	ROW
C	1	6.72	C
C	2	5.75	C
C	3	0.27	ROW
D	1	3.00	C
D	2	3.45	C
D	3	0.17	ROW
E	1	1.57	C
E	2	1.59	C
E	3	1.61	C
E	4	9.14	OS
F	1	12.45	RV
F	2	16.67	RV
G	1	13.46	RV
G	2	10.12	RV
RT1	-	15.04	SF
RT2	-	22.12	SF
RT3	-	10.40	SF
RT4	-	36.88	SF

C = COMMERCIAL
SF = SINGLE-FAMILY
RV = RV PARK
ROW = RIGHT-OF-WAY
OS = OPEN SPACE (DET. POND/SPORTS PARK)

LAND USE SUMMARY		
LOT TYPE	# OF LOTS	ACRES
COMMERCIAL/MULTI-FAMILY	12	37.61
RV RESORTS	4	52.64
OPEN SPACE	2	9.22
SINGLE-FAMILY	4	84.16
RIGHT-OF-WAY DEDICATION	3	0.56

NOTE:
REQUIRED PARKLAND SHALL BE DEDICATED AS SINGLE-FAMILY
REMAINDER TRACTS ARE FINAL PLATTED.

WALTON TEXAS LP
WALTON INTERNATIONAL GROUP
5400 LYNDEN, D JOHNSON FWY
STE 700
DALLAS, TX 75240-1084
DALLAS, TX 75240



0 100' 200'
SCALE: 1" = 100'



SITE KEYMAP
NOT TO SCALE

LEGEND

- EXISTING CONTOUR
- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- ROADWAY CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- O.S. OPEN SPACE
- WW ESMT WASTEWATER EASEMENT
- R.O.W. RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- IRON PIN SET

SEE SHEET 7 FOR CENTERLINE
AND PARCEL CURVE/LINE TABLES.

PRELIMINARY PLAT NOTES

- TOTAL ACREAGE: 205.54 ACRES.
- RIGHT-OF-WAY DEDICATION ACRES 0.56 ACRES.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG ALL STREETS.

PUBLIC UTILITY INFORMATION:

- WATER: CRYSTAL CLEAR SUD
2370 FM 1979
SAN MARCOS, TEXAS 78666
- ELECTRIC: SAN MARCOS ELECTRIC UTILITY
1040 N HWY 123
SAN MARCOS, TEXAS 78666
- GAS: CENTERPOINT ENERGY
326 CHEATHAM STREET
SAN MARCOS, TEXAS 78666
- TELEPHONE: CENTURYLINK
208 S GUADALUPE STREET
SAN MARCOS, TEXAS 78666
- WASTEWATER: ON-SITE SEPTIC

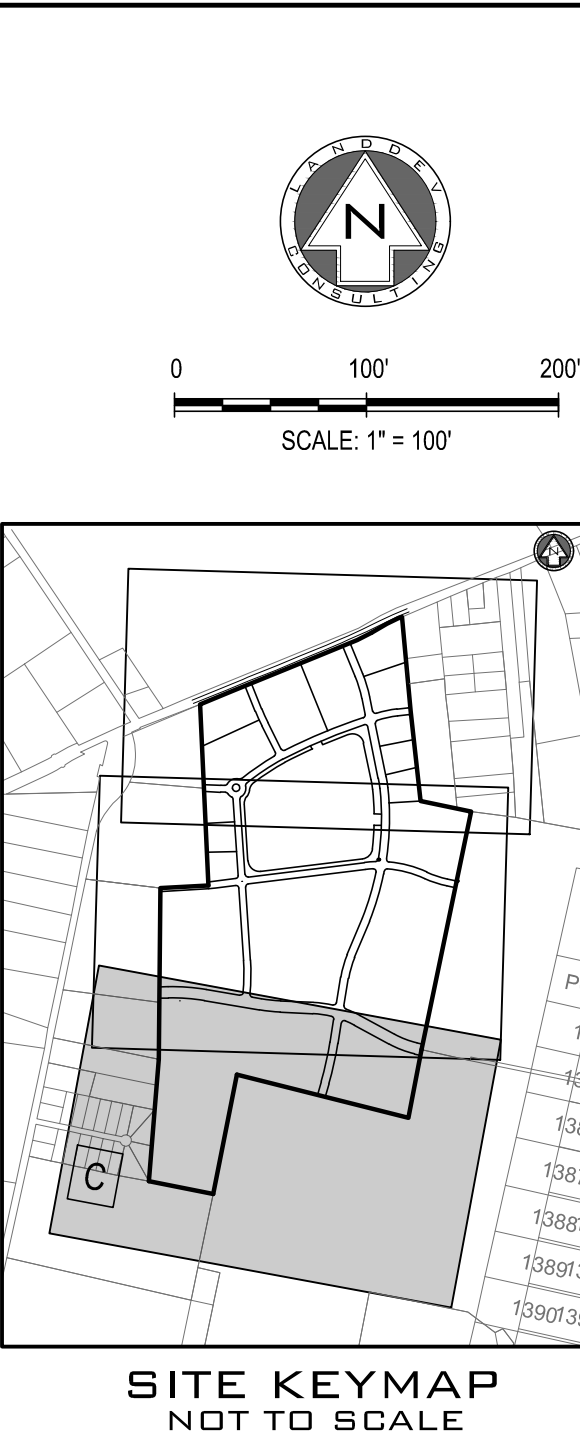
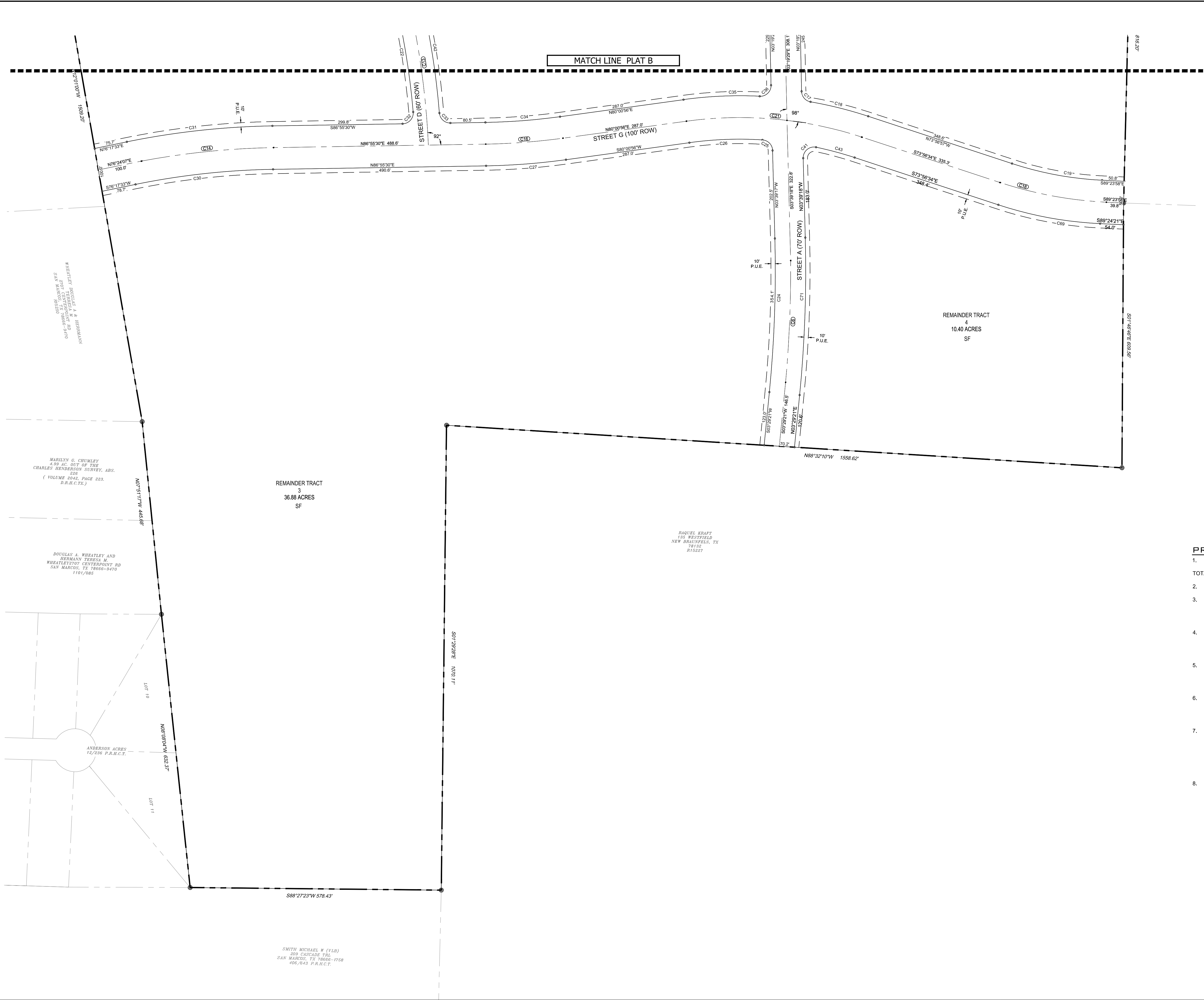


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5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO. 16864



PRELIMINARY PLAT A
MULBERRY MEADOWS
PRELIMINARY PLAT
SAN MARCOS, TEXAS

DESIGNED BY: BG
DRAWN BY: RMK
CHECKED BY: KS
APPROVED BY: KS
SHEET 4 OF 15



LEGEND	
---	EXISTING CONTOUR
---	PROPERTY BOUNDARY
---	PROPOSED EASEMENT
---	ROADWAY CENTERLINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING RIGHT-OF-WAY
---	PROPOSED RIGHT-OF-WAY
O.S.	OPEN SPACE
WW ESMT	WASTEWATER EASEMENT
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
o	IRON PIN SET

SEE SHEET 7 FOR CENTERLINE AND PARCEL CURVE/ANGLE TABLES.

PRELIMINARY PLAT NOTES

- TOTAL ACREAGE: 205.54 ACRES.
- RIGHT-OF-WAY DEDICATION ACRES 0.56 ACRES.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG ALL STREETS.

PUBLIC UTILITY INFORMATION:

WATER:	CRYSTAL CLEAR SUD 2370 FM 1979 SAN MARCOS, TEXAS 78666
ELECTRIC:	SAN MARCOS ELECTRIC UTILITY 1040 N HWY 123 SAN MARCOS, TEXAS 78666
GAS:	CENTERPOINT ENERGY 326 CHEATHAM STREET SAN MARCOS, TEXAS 78666
TELEPHONE:	CENTURYLINK 208 S GUADALUPE STREET SAN MARCOS, TEXAS 78666
WASTEWATER:	ON-SITE SEPTIC

811	Know what's below. Call before you dig.
LAND DEV	CONSULTING, LLC 5508 HIGHWAY 290 WEST, SUITE 150 AUSTIN, TX 78735 OFFICE: 512.872.6696 FIRM NO. 16364
PRELIMINARY PLAT C	MULBERRY MEADOWS PRELIMINARY PLAT SAN MARCOS, TEXAS
DESIGNED BY: BG	DRAWN BY: RMK
CHECKED BY: KS	APPROVED BY: KS
SHEET 6 OF 15	

CURVE TABLE					
C #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	41.65'	930.00'	2.57	S78° 34' 10"W	41.65'
C2	33.32'	870.00'	2.19	N78° 45' 19"E	33.32'
C3	27.57'	250.00'	63.18	N46° 04' 05"E	26.19'
C4	186.33'	870.17'	12.27	S42° 56' 48"W	185.97'
C5	36.14'	250.00'	82.82	S17° 15' 45"W	33.07'
C6	98.87'	1070.00'	5.29	S21° 29' 58"E	98.83'
C7	133.77'	2463.40'	3.11	S17° 17' 48"E	133.76'
C8	196.62'	870.00'	11.55	S9° 57' 56"E	495.78'
C9	40.78'	25.00'	93.47	S50° 55' 25"E	36.41'
C10	345.57'	1010.10'	19.60	S87° 51' 19"E	343.89'
C11	192.57'	890.00'	12.40	S84° 11' 41"E	192.20'
C12	206.11'	950.00'	12.43	S84° 39' 15"E	205.71'
C13	340.80'	950.99'	20.53	N87° 57' 08"W	338.98'
C14	36.40'	25.00'	83.43	S03° 03' 55"W	33.27'
C15	436.81'	2461.75'	10.17	N3° 57' 54"E	436.24'
C16	191.39'	815.00'	13.45	S3° 24' 10"W	190.95'
C17	34.42'	25.00'	78.88	S42° 55' 57"E	31.76'
C18	137.02'	850.00'	8.26	N78° 04' 29"W	136.91'
C19	211.68'	785.00'	15.45	S81° 40' 28"E	211.04'
C20	60.38'	1855.00'	1.87	N71° 19' 37"E	60.38'
C21	40.70'	25.00'	93.82	S62° 57' 56"E	36.35'
C22	284.14'	1744.41'	9.33	N11° 42' 34"W	283.83'
C23	70.39'	950.00'	4.25	S72° 05' 14"W	70.38'
C24	354.10'	2840.00'	7.41	N04° 03' 58"W	353.87'
C25	37.01'	25.00'	84.81	N46° 03' 54"E	33.72'
C26	168.55'	828.17'	11.66	S85° 42' 00"W	168.26'
C27	184.54'	1530.29'	6.91	N63° 28' 13"E	184.43'
C28	99.93'	1010.00'	5.67	N72° 48' 43"E	99.87'
C29	83.56'	1655.00'	2.89	N35° 55' 17"W	83.55'
C30	319.18'	1729.00'	10.63	S81° 36' 31"W	318.72'
C31	337.74'	1820.00'	10.63	S81° 36' 31"W	337.26'
C32	41.00'	25.00'	93.97	S39° 56' 28"E	36.56'
C33	37.64'	25.00'	86.27	N47° 56' 22"E	34.19'
C34	172.48'	1430.29'	6.91	N63° 28' 13"E	172.38'
C35	175.90'	950.00'	10.61	S85° 19' 12"W	175.65'
C36	40.99'	25.00'	93.95	N43° 33' 59"E	36.55'
C37	207.82'	865.00'	13.45	S3° 24' 10"W	207.35'
C38	423.07'	2393.39'	10.13	N3° 56' 51"E	422.52'
C39	45.67'	25.00'	104.67	S65° 27' 12"W	39.58'
C40	37.84'	25.00'	86.72	S27° 02' 04"W	34.33'
C41	44.64'	25.00'	102.30	N47° 29' 43"E	38.94'
C42	301.39'	1804.41'	9.57	N11° 35' 21"W	301.04'
C43	92.09'	849.78'	6.21	S77° 06' 41"E	92.05'
C44	24.91'	25.00'	57.10	N74° 09' 52"W	23.90'
C45	40.70'	25.00'	93.28	S62° 57' 56"E	36.35'
C46	34.68'	25.00'	79.49	N35° 54' 05"E	31.97'
C47	185.45'	943.82'	11.26	N65° 23' 36"E	185.15'
C48	42.28'	25.00'	96.90	N72° 35' 46"W	37.42'
C49	56.38'	1655.00'	1.95	N38° 21' 17"W	56.38'
C50	45.56'	85.00'	30.71	N40° 36' 13"W	45.02'
C51	26.18'	25.00'	60.00	N48° 19' 32"W	25.00'
C52	37.84'	25.00'	86.72	N27° 02' 04"E	34.33'
C53	37.73'	25.00'	86.47	N3° 54' 15"E	34.25'
C54	350.38'	2343.83'	8.57	N42° 51' 22"E	350.06'
C55	24.52'	25.00'	56.20	N66° 40' 28"E	23.55'
C56	119.12'	85.00'	30.30	S54° 37' 36"W	109.61'
C57	27.85'	25.00'	63.83	S6° 50' 19"W	26.43'
C58	102.00'	85.00'	68.75	S9° 17' 54"W	95.99'
C59	26.18'	25.00'	60.00	S13° 40' 28"W	25.00'
C60	384.65'	1195.25'	10.4	S43° 37' 55"W	384.16'
C61	189.39'	1135.00'	9.56	S28° 33' 36"E	189.17'
C62	780.37'	5027.62'	8.89	S54° 30' 28"W	779.59'
C63	200.92'	1065.00'	10.81	N29° 33' 04"W	200.62'
C64	39.09'	25.00'	89.60	S87° 07' 44"E	35.23'
C66	134.87'	1595.00'	4.84	S38° 54' 30"E	134.83'
C67	36.14'	25.00'	82.82	N17° 15' 45"E	33.07'
C68	415.52'	4993.02'	7.7	N52° 56' 45"E	415.40'
C69	238.85'	865.00'	15.46	S81° 40' 28"E	238.12'
C70	331.89'	4993.02'	3.81	N57° 14' 03"E	331.82'
C71	362.85'	2910.00'	7.14	N04° 04' 58"E	362.61'
C72	626.97'	2393.40'	15.01	N11° 20' 52"W	625.18'
C73	92.40'	1000.00'	5.29	N21° 29' 58"E	92.37'
C77	42.40'	25.00'	9.18	S72° 44' 15"E	37.50'

CENTERLINE CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD DIST.
C1	10°48'30"	1100.00'	207.52'	104.07'	S29° 33' 00"E	207.21'
C2	5°17'40"	1035.00'	95.63'	47.85'	S21° 30' 00"E	95.60'
C3	16°06'00"	2428.40'	682.34'	343.43'	S10° 48' 00"E	680.10'
C4	11°46'20"	2428.39'	498.97'	250.37'	S3° 08' 00"W	498.09'
C5	13°27'20"	875.00'	205.48'	103.21'	S3° 24' 10"W	205.00'
C6	5°35'40"	1625.14'	280.79'	140.51'	S0° 15' 50"W	280.68'
C7	4°50'40"	2875.00'	137.40'	68.74'	S36° 54' 30"E	137.36'
C8	13°11'20"	2116.79'	487.27'	244.72'	N42° 11' 40"E	496.19'
C9	8°53'50"	1057.62'	785.36'	393.47'	N65° 30' 20"E	794.58'
C10	15°53'20"	5010.80'	280.33'	141.07'	N54° 14' 30"E	279.43'
C11	2°05'40"	350.00'	12.80'	6.40'	N72° 08' 20"E	12.80'
C12	13°40'50"	556.85'	132.96'	66.80'	N74° 19' 00"E	132.64'
C13	11°37'10"	1875.00'	380.28'	190.79'	S19° 35' 50"E	379.63'
C14	9°47'40"	1790.94'	306.19'	153.47'	N82° 01' 40"E	305.82'
C16	6°54'30"	1480.29'	178.51'	89.36'	N83° 28' 10"E	178.40'
C18	15°27'20"	925.00'	249.54'	125.53'	S81° 40' 20"E	248.70'
C19	31°58'30"	980.00'	546.92'	280.78'	S85° 57' 30"E	539.85'
C20	12°49'00"	920.00'	205.79'	103.33'	N84° 27' 40"E	205.36'
C21	26°02'30"	900.00'	409.06'	208.13'	S86° 57' 50"E	405.55'

LINE TABLE		
L #	LENGTH	DIRECTION
L1	12.0'	N28°20'41"E
L2	42.5'	N60°06'10"E
L3	55.7'	N29°57'30"E
L4	64.1'	S71°11'32"E
L5	9.4'	N60°06'10"E
L6	47.4'	N37°36'10"E
L7	39.2'	N59°47'11"E
L8	37.9'	N64°02'48"E
L9	41.0'	N46°34'01"E
L10	53.1'	N35°57'27"E
L11	56.7'	N78°45'14"E
L12	47.7'	N46°25'40"E
L13	57.0'	N01°52'56"E
L14	59.6'	N65°56'43"E
L15	70.2'	N65°50'15"E

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	142.66	1040.00	142.55	N50°59'50"E
(C1)	142.66	1040.00	142.55	N52°16'25"E
C2	109.09	960.00	109.03	N50°40'28"E
(C2)	109.34	960.00	109.28	N51°36'28"E

LINE	BEARING	DISTANCE
L1	N55°02'40"E	356.69
(L1)	N56°12'53"E	356.24
L2	N47°29'32"E	157.00
(L2)	N48°21'18"E	157.42
L3	N57°34'37"E	35.87
(L3)	N58°40'41"E	35.78

[illegible]



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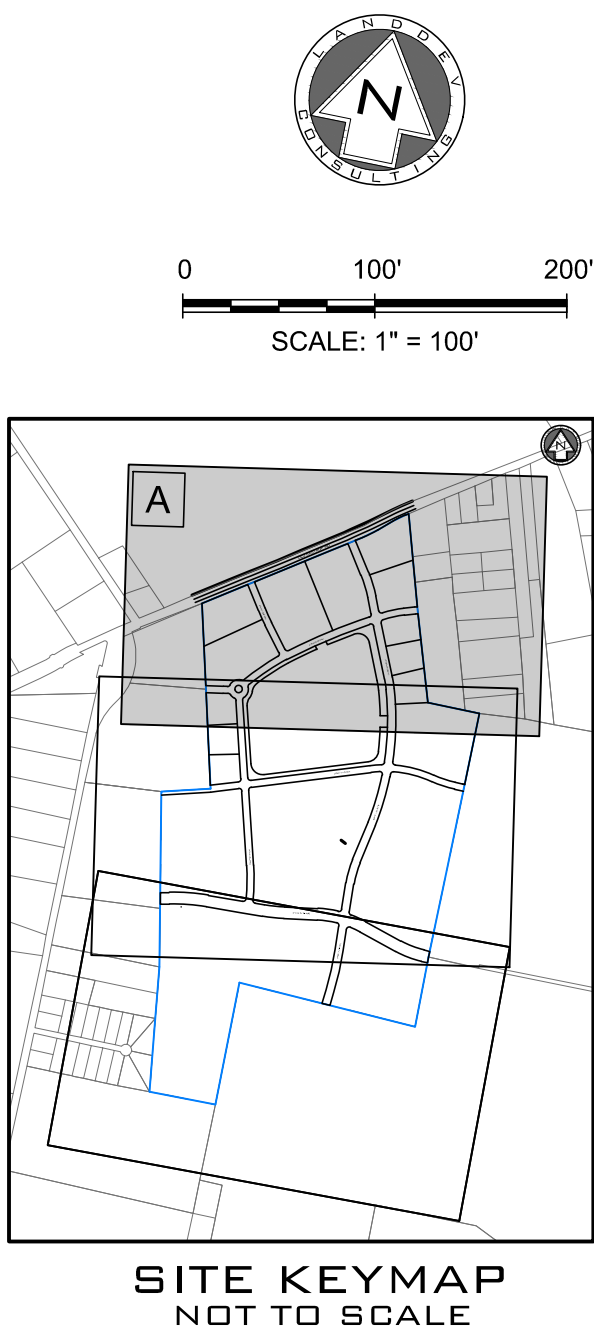
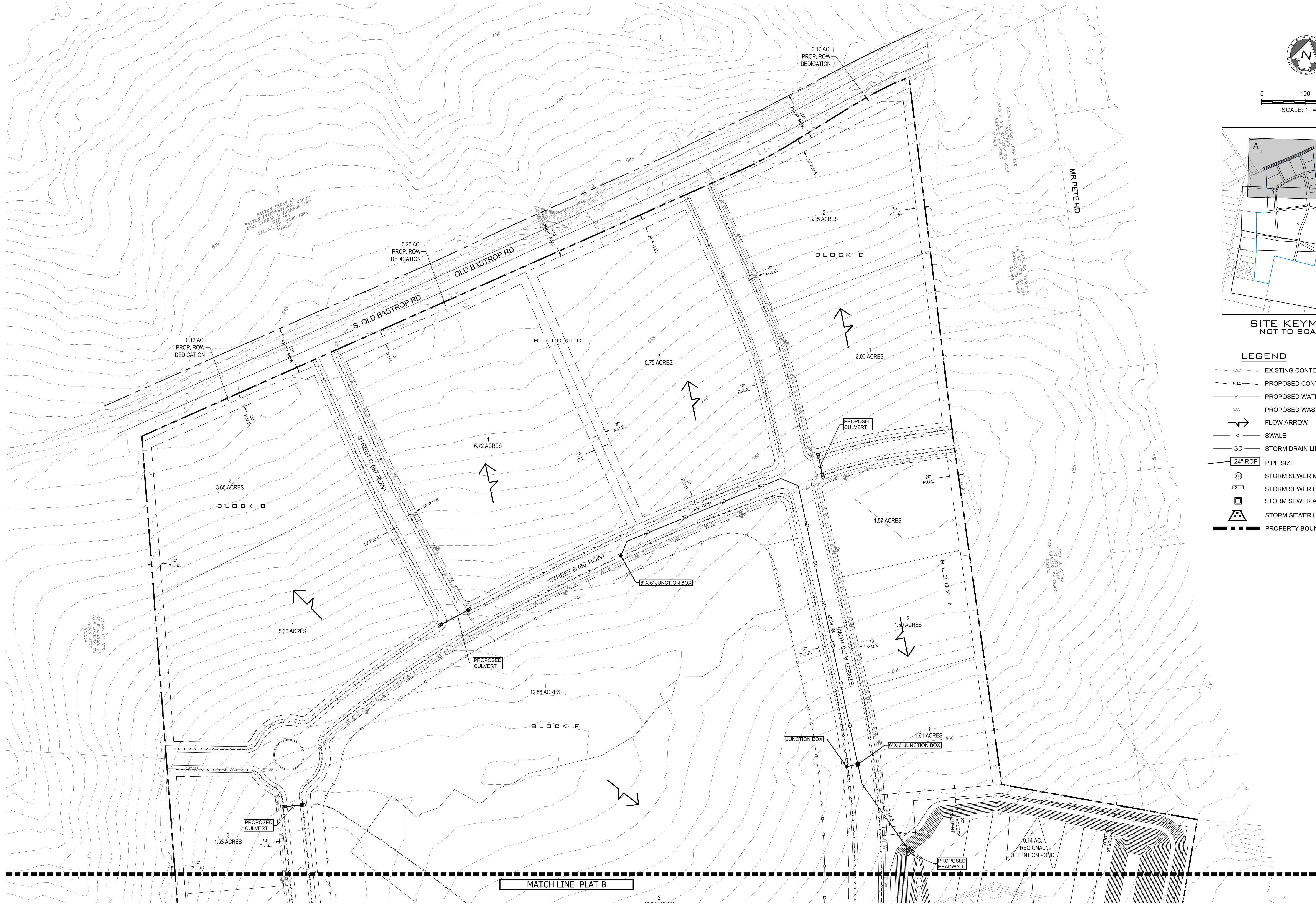
LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO. 16364



EXISTING DRAINAGE PLAN
MULBERRY MEADOWS
PRELIMINARY PLAT
SAN MARCOS, TEXAS

DESIGNED BY: BB
DRAWN BY: RMK
CHECKED BY: KS
APPROVED BY: KS

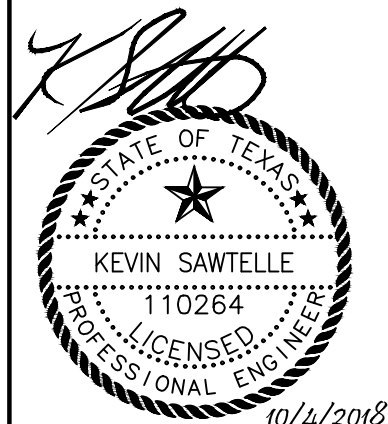
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- LEGEND**
- 504 --- EXISTING CONTOUR
 - 504 — PROPOSED CONTOUR
 - WL — PROPOSED WATER LINE
 - WW — PROPOSED WASTEWATER LINE
 - FLOW ARROW
 - < — SWALE
 - SD — STORM DRAIN LINE
 - 24" RCP — PIPE SIZE
 - ⊙ STORM SEWER MANHOLE
 - ⊞ STORM SEWER CURB INLET
 - ⊞ STORM SEWER AREA INLET
 - ⊞ STORM SEWER HEADWALL
 - - - - - PROPERTY BOUNDARY



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CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO. 16364



STORM SEWER PLAN A
**MULBERRY MEADOWS
PRELIMINARY PLAT
SAN MARCOS, TEXAS**

DESIGNED BY: BB
DRAWN BY: RMK
CHECKED BY: KS
APPROVED BY: KS
SHEET **13** OF **15**

