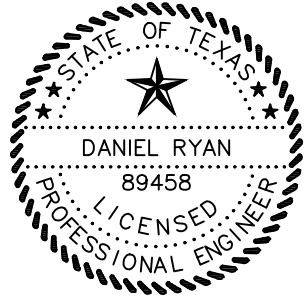


CREEKSIDE STATION PRELIMINARY PLAT

F.M. 1101

I, DANIEL RYAN, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS NO. 48187C0040F AND 4818C0130F, EFFECTIVE DATE OF NOVEMBER 2, 2007, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHALL BE CONTAINED WITHIN THE OPEN SPACE AS SHOWN ON THE ATTACHED PLAT.



Daniel Ryan
LICENSED PROFESSIONAL ENGINEER
12/23/2020
DATE

REVIEWED BY:

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

THIS PLAT, CREEKSIDE STATION 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:

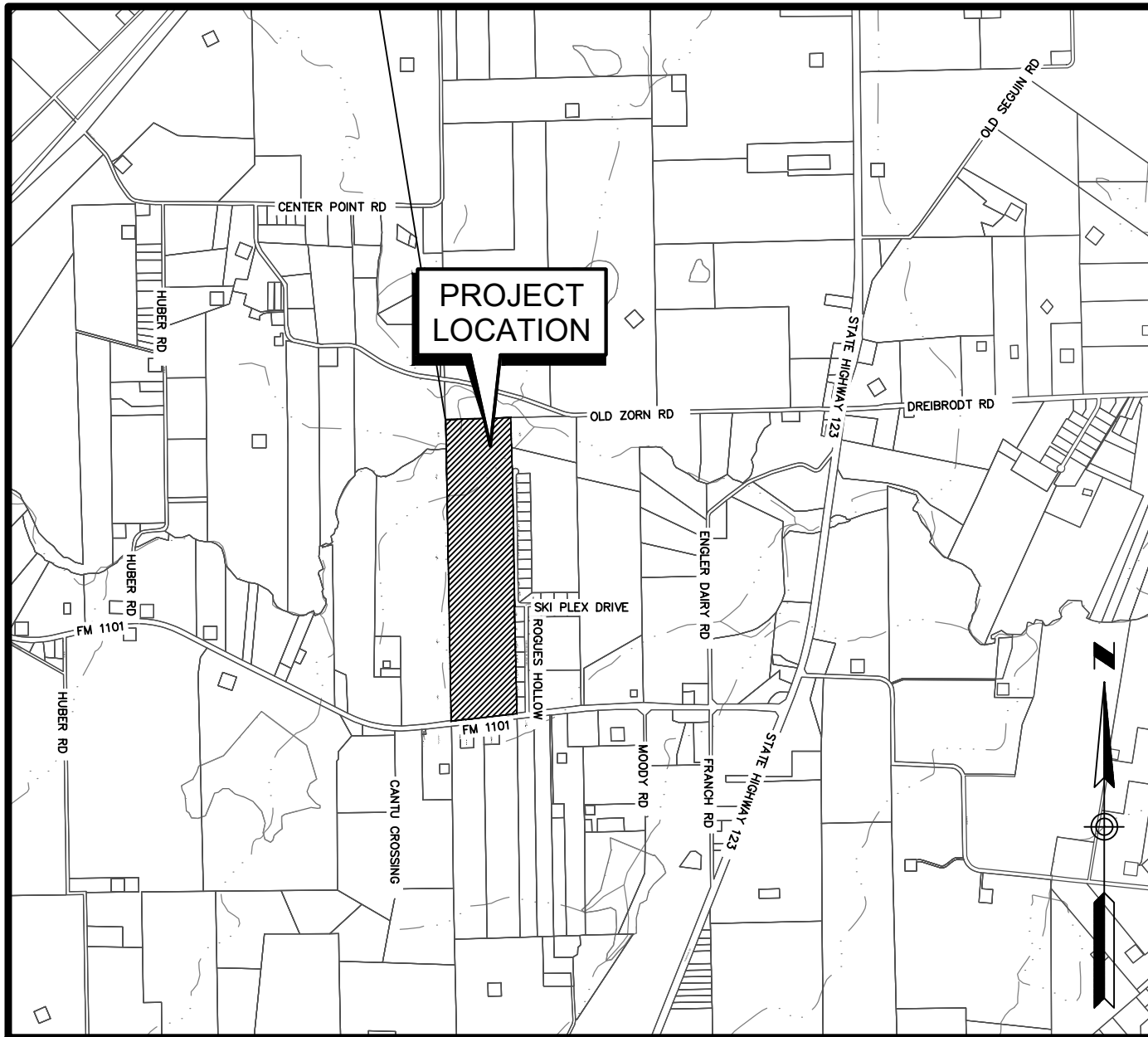
P&Z CHAIR

ATTEST:

CITY SECRETARY

CITY OF SAN MARCOS CIP AND ENGINEERING

DATE



LOCATION MAP

SCALE: 1" = 2,500'

SUBMITTAL DATE: NOVEMBER 16, 2020

LEGAL DESCRIPTION

A 111.76 ACRE TRACT OUT OF THE JOHN JONES SURVEY NO. 53, ABSTRACT 189, SPARROW SOUL, LLC, DOCUMENT NO. 201899020220, OPR - SAVE AND EXCEPT 13.67 Ac.

OWNER:	CREEKSIDE STATION, LLC. 1067 FM 306, UNIT #106 NEW BRAUNFELS, TX 78130 CONTACT PERSON: DANIEL RYAN, P. E. 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:	WESTWOOD PROFESSIONAL SERVICES T.B.P.L.S. FIRM REG. NO. 10194064 1718 DRY CREEK WAY, SUITE 110 SAN ANTONIO, TX 78259 CONTACT PERSON: JASON R. GABRIEL, R.P.L.S. PHONE # (210) 265-8300

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.

SHEET NO.

DESCRIPTION

1	COVER SHEET
2	OVERALL LAYOUT - SHEET 1
3	OVERALL LAYOUT - SHEET 2
4	PRELIMINARY PLAN - SHEET 1
5	PRELIMINARY PLAN - SHEET 2
6	PRELIMINARY PLAN - SHEET 3
7	PRELIMINARY PLAN - SHEET 4
8	PRELIMINARY PLAN - SHEET 4
9	LINE AND CURVE TABLES
10	PRELIMINARY PHASING LAYOUT
11	UTILITY LAYOUT

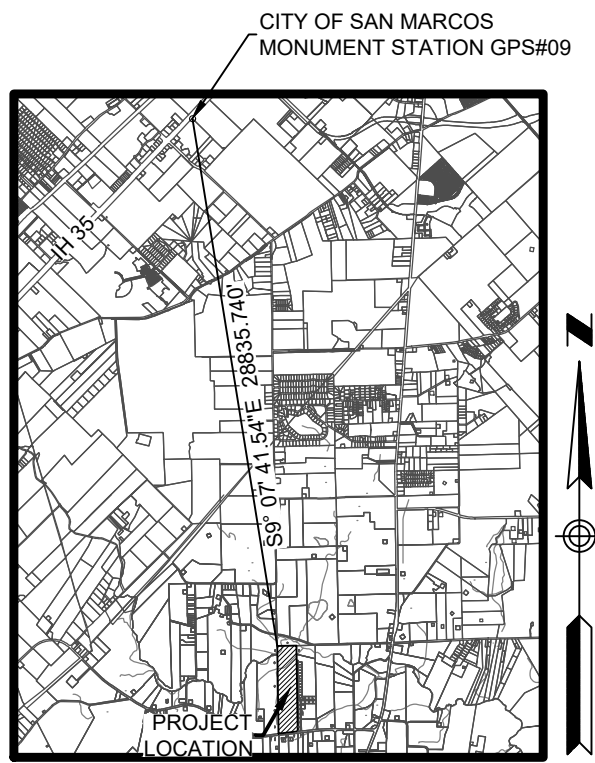
NOTES:

- 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.
- A PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED 100-YR FLOODPLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. S 48187C0040F AND 4818C0130F, EFFECTIVE DATE NOVEMBER 2, 2007, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR GUADALUPE COUNTY, TEXAS, AND IS CONTAINED WITHIN OPEN SPACE AND DRAINAGE EASEMENTS.
- WATER SERVICE WILL BE PROVIDED BY CRYSTAL CLEAR SPECIAL UTILITY DISTRICT.
- WASTEWATER SERVICE WILL BE PROVIDED BY CRYSTAL CLEAR SPECIAL UTILITY DISTRICT.
- ELECTRIC SERVICES SHALL BE SUPPLIED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
- TELEPHONE SERVICE SHALL BE SUPPLIED BY AT&T OR SPECTRUM.
- MINIMUM FRONT SETBACK SHALL BE 20 FEET.
- MINIMUM REAR SETBACK SHALL BE 10 FEET.
- MINIMUM SIDE AND 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:
DONSTAR AVE.	2,716 L.F.	(54')	LOCAL STREET
CREEKSIDE STATION BLVD.	3,020 L.F.	(54'-100')	RESIDENTIAL COLLECTOR / LOCAL STREET
BLEASDELL CORNER DR.	2,719 L.F.	(54')	LOCAL STREET
STATION CROSSING DR.	701 L.F.	(54')	LOCAL STREET
ANGIES WAY	739 L.F.	(54')	LOCAL STREET
CATHYS WAY	918 L.F.	(54')	LOCAL STREET
TORDOG DR.	735 L.F.	(54')	LOCAL STREET
TOTAL	11,548 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 = 13.40 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 22, BLOCK B, LOTS 32 AND 33, BLOCK C, LOTS 29 AND 30, BLOCK F, LOT 56, BLOCK G, LOT 10, BLOCK J, LOTS 35 AND 36, BLOCK K, LOT 25, AND BLOCK L, LOT 44.
- 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.
- SIDEWALKS FOR THIS SUBDIVISION ARE REQUIRED AND SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF SAN MARCOS AND GUADALUPE COUNTY REQUIREMENTS. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- DEDICATED PARKLAND (LOT 30, BLOCK 'I') IS OPEN TO THE PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

USE:	ACREAGE	# OF LOTS	% OF PROJECTS
SINGLE FAMILY:	44.18	392	42.96%
OPEN SPACE: BLOCK 'B', LOT 1 BLOCK 'B', LOT 6 BLOCK 'C', LOT 6	0.16	3	0.16%
OPEN SPACE / DRAINAGE: BLOCK 'E', LOT 1	1.37	1	1.33%
P.U.E. / DRAINAGE / OPEN SPACE: BLOCK 'A', LOT 1 BLOCK 'I', LOT 29 BLOCK 'I', LOT 30	42.73	3	41.55%
RIGHT-OF-WAY:	14.40	0	14.00%
TOTAL:	102.85	399	100.00%



CITY OF SAN MARCOS
MONUMENT TIE
NOT-TO SCALE

EXISTING MONUMENT STATION NAME:	GPS#09
MONUMENT DESCRIPTION:	ALUMINUM DISK SET CONCRETE
TIE DESCRIPTION:	FROM THE NW CORNER OF THE SUBJECT SITE TO MONUMENT GPS#09

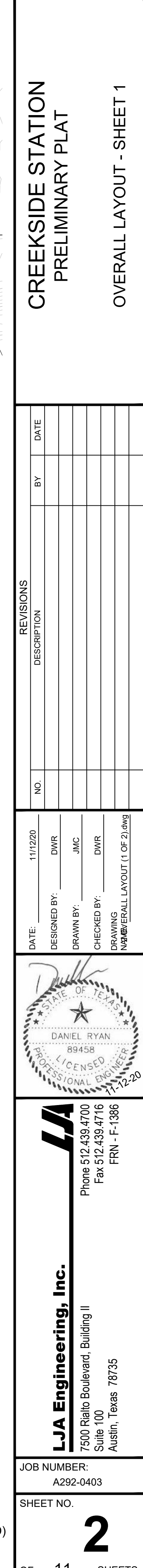
REVISIONS / CORRECTIONS

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.

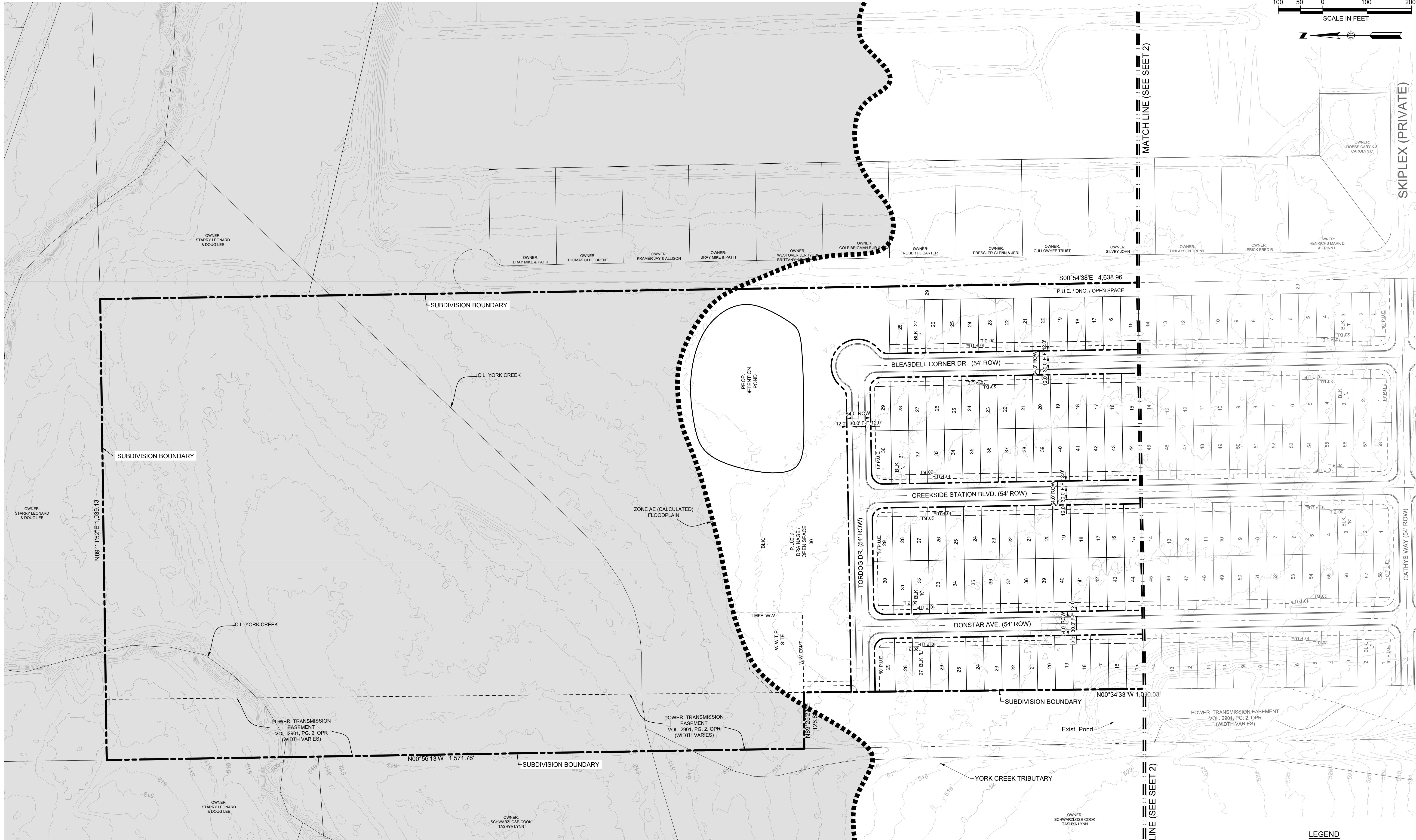
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

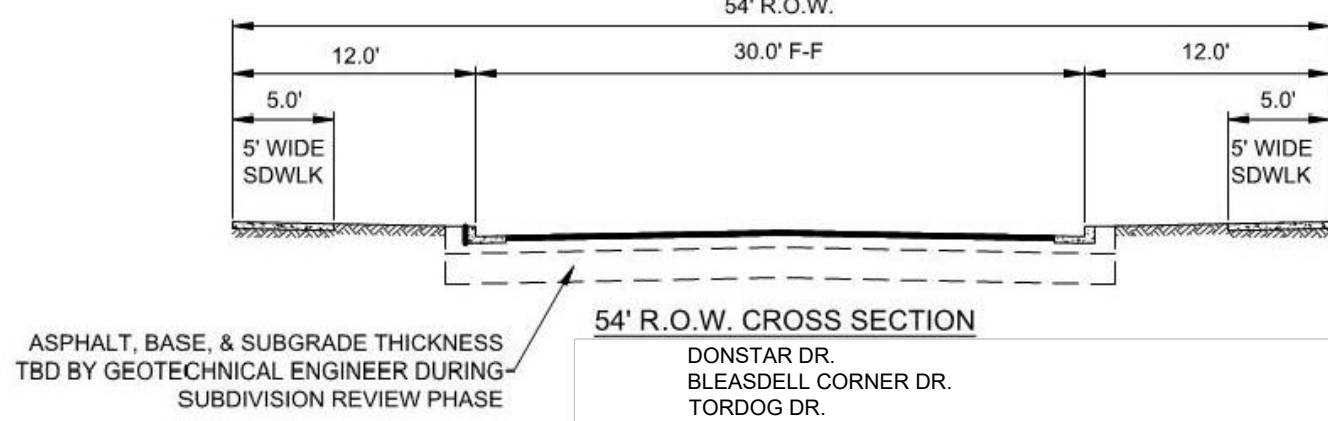
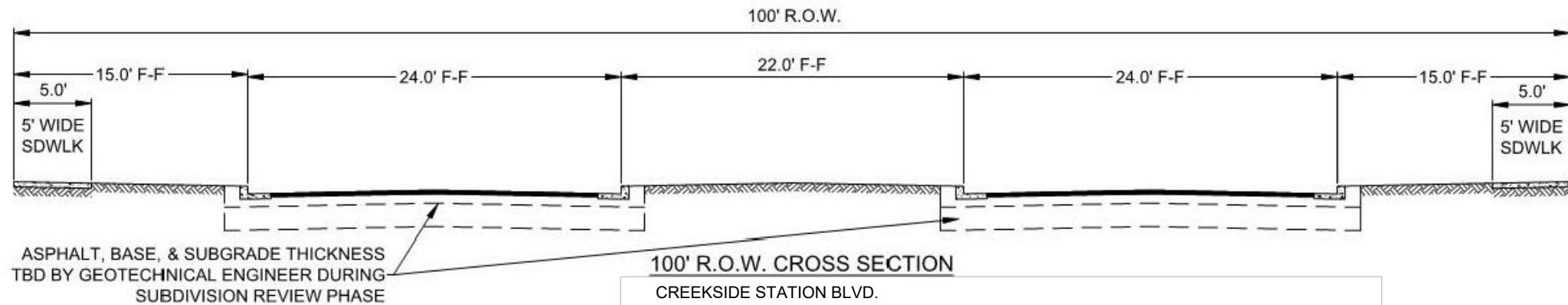


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Plot Date/Time: Nov 16, 2017 14:13:29

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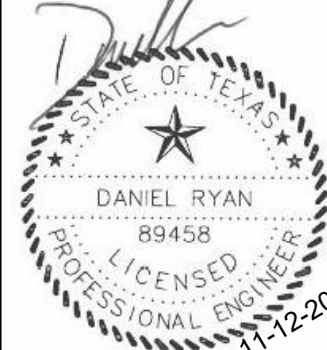


- LEGEND
- PROPOSED SUBDIVISION
 - 10' P.U.E.
 - BUILDING SETBACK
 - PROPOSED LOT LINE
 - RIGHT-OF-WAY
 - FEMA ZONE AE (CALCULATED) FLOODPLAIN



CREEKSIDE STATION
PRELIMINARY PLAT
OVERALL LAYOUT - SHEET 2

NO.	REVISIONS	DESCRIPTION	BY	DATE
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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-386

I:\2020\03 - Creekside Station\Preliminary Plan\Sheet - Final\4 - PRELIMINARY PLAT (1 OF 5).dwg
User: jcorrie
Last Modified: Nov 16, 20 - 15:19
Plot Date/Time: Nov 16, 20 - 15:20:12



CREEKSIDE STATION
PRELIMINARY PLAT

PRELIMINARY PLAN - SHEET 1

NO.	DATE	BY	REVISIONS DESCRIPTION
1	11/12/20	DWR	DESIGNED BY:
2		JMC	DRAWN BY:
3		DWR	CHECKED BY:
4			DRAWING
5			PRELIMINARY PLAT (1 OF 5).dwg

STATE OF TEXAS

DANIEL RYAN

89458

LICENSED PROFESSIONAL ENGINEER

11-12-20

LJA Engineering, Inc.

7500 Rialto Boulevard, Building II

Suite 100

Austin, Texas 78735

Phone 512.439.4700

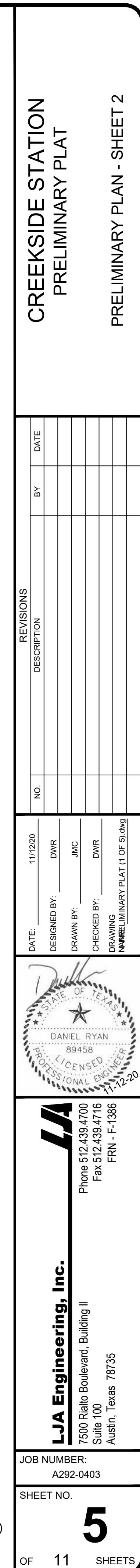
Fax 512.439.7716

FRN - F-1386

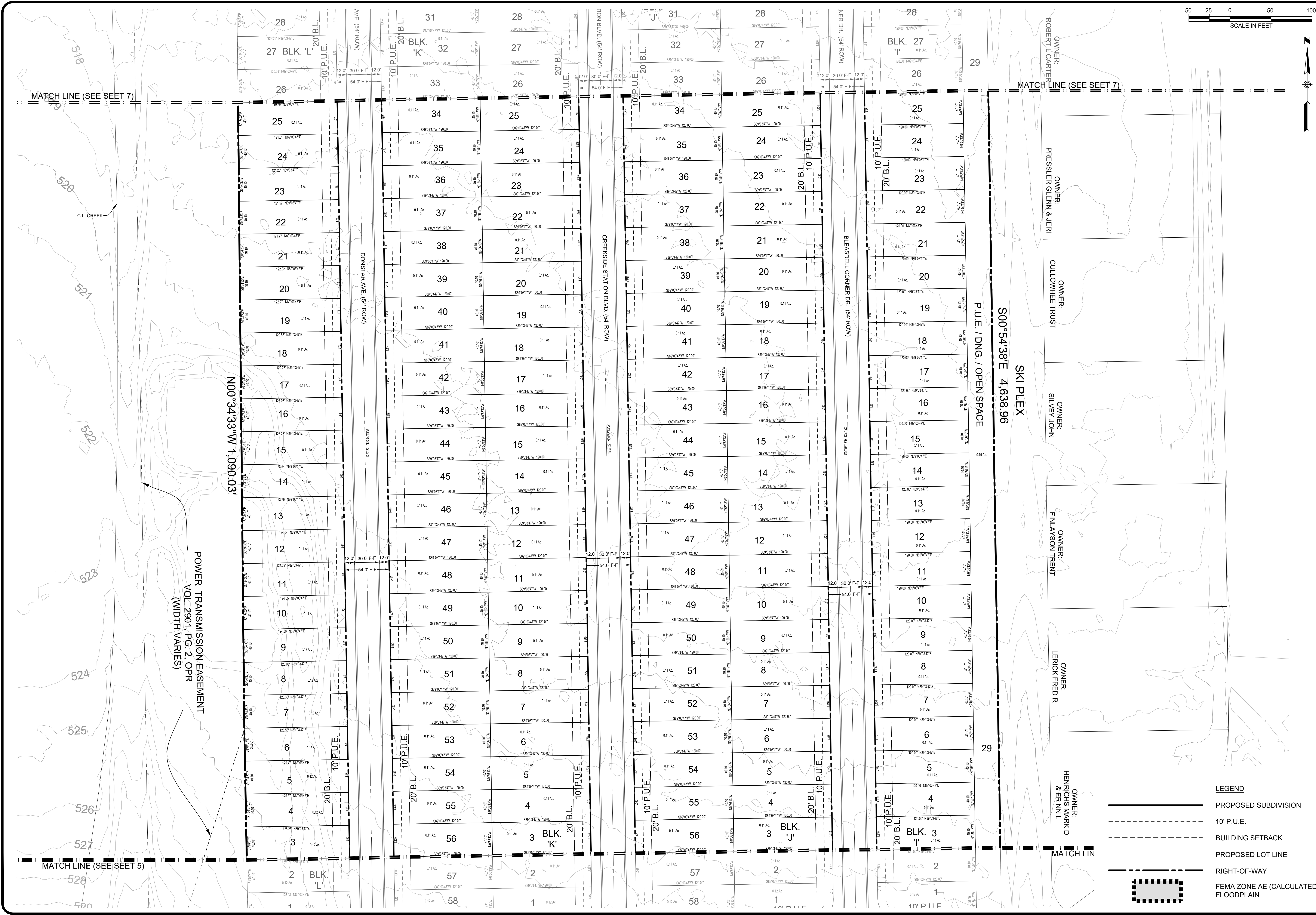
JOB NUMBER:
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SHEET NO.
4

OF 11 SHEETS



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User: JConner
Last Modified: Nov, 16, 20 - 1:54:46
Plot Date/Time: Nov, 16, 20 - 1:51:46
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User: JConner
Last Modified: Nov, 16, 20 - 1:54:46
Plot Date/Time: Nov, 16, 20 - 1:51:46



CREEKSIDE STATION
PRELIMINARY PLAT

PRELIMINARY PLAN - SHEET 3

REVISIONS	DESCRIPTION	DATE	BY
NO.			

DATE: 11/12/20

DESIGNED BY: DWB

CHECKED BY: JMC

DRAWING: DWB

MARKET: PRELIMINARY PLAT (1 OF 5).dwg

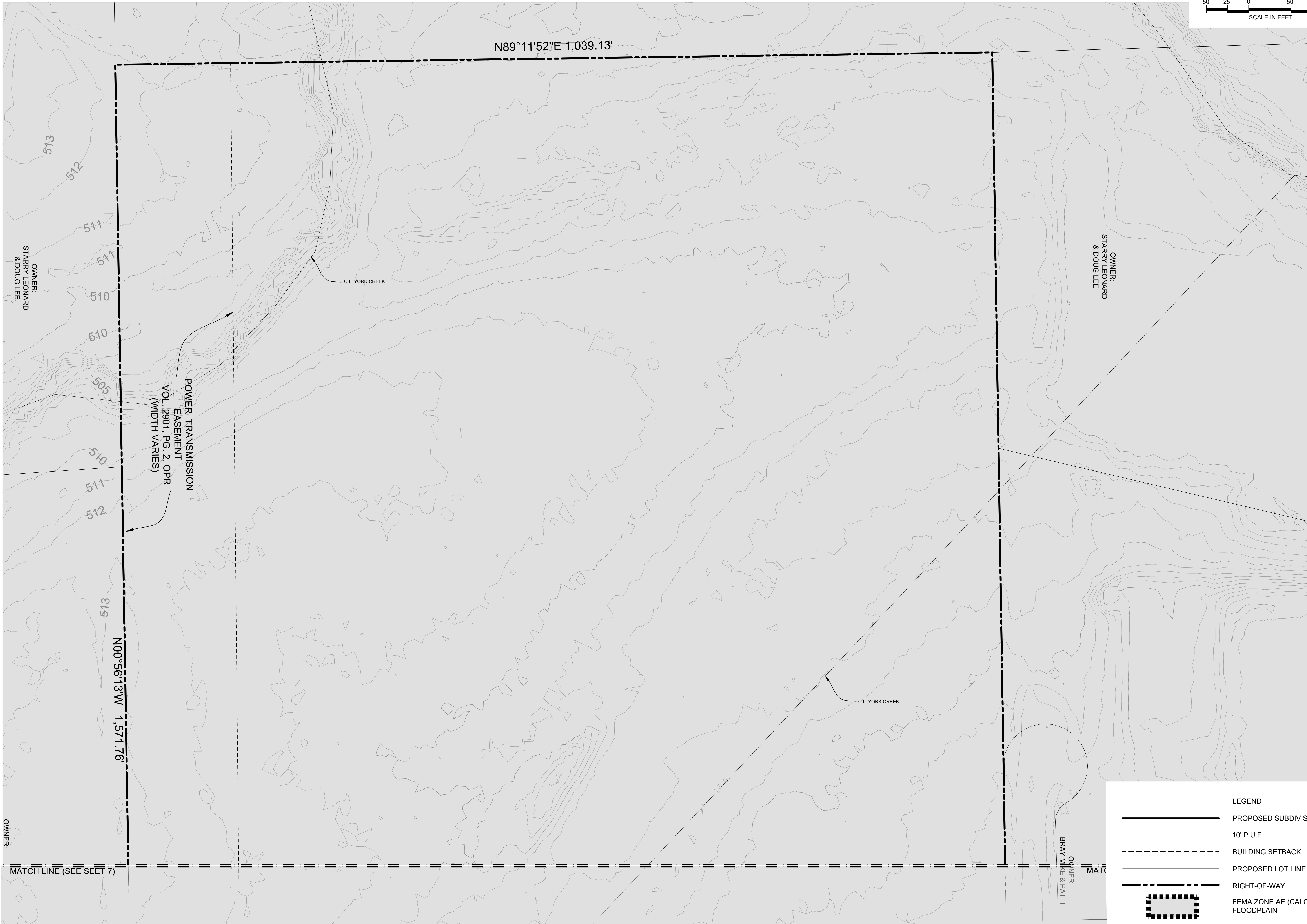
LJA Engineering, Inc.
7500 Rialto Boulevard, Building II
Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A292-0403

SHEET NO. 6

OF 11 SHEETS

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User: jcorrie
Last Modified: Nov 16, 2011 1:55:14
Plot Date/Time: Nov 16, 2011 1:55:14
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User: jcorrie
Last Modified: Nov 16, 2011 1:55:14
Plot Date/Time: Nov 16, 2011 1:55:14



CREEKSIDE STATION
PRELIMINARY PLAT
PRELIMINARY PLAN - SHEET 5

NO.	DESCRIPTION	BY	DATE

DATE: 11/2/20
DESIGNED BY: DWB
DRAWN BY: JMC
CHECKED BY: DWB
DRAWING: PRELIMINARY PLAT (1 OF 5).dwg

DANIEL RYAN
89458
LICENSED PROFESSIONAL ENGINEER
11-12-20

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:
A292-0403

SHEET NO.
8

OF 11 SHEETS

I:\A292\03 - Creekside Station\Preliminary Plot\View\LEGEND.dwg Plot: LEGEND.dwg
User: jcorrie
Last Modified: Nov. 13, 2011 10:33 AM
Plot Date/Time: Nov. 16, 2011 10:26:48

I:\A292\03 - Creekside Station\Preliminary Plot\Sheet Files\9 LINE AND CURVE TABLE.dwg
User: jcorrie
Last Modified: Nov. 13, 2011 10:33 AM
Plot Date/Time: Nov. 16, 2011 10:26:48

Line Table		
Line #	Length	Direction
L1	80.75'	N11°29'52"W
L2	71.64'	N00°56'13"W
L3	5.10'	S89°03'47"W
L4	40.10'	S89°03'47"W
L5	40.10'	S89°03'47"W
L6	40.10'	S89°03'47"W
L7	40.10'	S89°03'47"W
L8	40.10'	S89°03'47"W
L9	40.10'	S89°03'47"W
L10	40.10'	S89°03'47"W
L11	40.10'	S89°03'47"W
L12	41.30'	S89°03'47"W
L13	96.33'	N89°03'47"E
L14	20.00'	N00°56'13"W
L15	40.10'	N00°56'13"W
L16	40.10'	N00°56'13"W
L17	40.10'	N00°56'13"W
L18	40.10'	N00°56'13"W
L19	40.10'	N00°56'13"W
L20	40.10'	N00°56'13"W
L21	40.10'	N00°56'13"W
L22	40.10'	N00°56'13"W
L23	40.10'	N00°56'13"W
L24	40.10'	N00°56'13"W
L25	40.10'	N00°56'13"W
L26	40.10'	N00°56'13"W
L27	40.10'	N00°56'13"W
L28	40.10'	N00°56'13"W
L29	40.10'	N00°56'13"W
L30	40.10'	N00°56'13"W
L31	17.47'	N00°56'13"W
L32	98.11'	S89°03'47"W

Line Table		
Line #	Length	Direction
L33	98.25'	N89°03'47"E
L35	20.00'	N00°56'13"W
L36	40.10'	N00°56'13"W
L37	40.10'	N00°56'13"W
L38	40.10'	N00°56'13"W
L39	40.10'	N00°56'13"W
L40	40.10'	N00°56'13"W
L41	40.10'	N00°56'13"W
L42	40.10'	N00°56'13"W
L43	40.10'	N00°56'13"W
L44	40.10'	N00°56'13"W
L45	40.10'	N00°56'13"W
L46	40.10'	N00°56'13"W
L47	40.10'	N00°56'13"W
L48	40.10'	N00°56'13"W
L49	40.10'	N00°56'13"W
L50	20.01'	N00°56'13"W
L51	99.84'	S89°03'47"W
L52	99.97'	N89°03'47"E
L53	20.00'	N00°56'13"W
L54	40.10'	N00°56'13"W
L55	40.10'	N00°56'13"W
L56	40.10'	N00°56'13"W
L57	40.10'	N00°56'13"W
L58	40.10'	N00°56'13"W
L59	40.10'	N00°56'13"W
L60	40.10'	N00°56'13"W
L61	40.10'	N00°56'13"W
L62	40.10'	N00°56'13"W
L63	40.10'	N00°56'13"W
L64	40.10'	N00°56'13"W
L65	40.10'	N00°56'13"W

Line Table		
Line #	Length	Direction
L66	40.10'	N00°56'13"W
L67	40.10'	N00°56'13"W
L68	40.10'	N00°56'13"W
L69	40.10'	N00°56'13"W
L70	40.10'	N00°56'13"W
L71	40.10'	N00°56'13"W
L72	40.10'	N00°56'13"W
L73	40.10'	N00°56'13"W
L74	40.10'	N00°56'13"W
L75	40.10'	N00°56'13"W
L76	40.10'	N00°56'13"W
L77	40.10'	N00°56'13"W
L78	40.10'	N00°56'13"W
L79	40.10'	N00°56'13"W
L80	40.10'	N00°56'13"W
L81	20.52'	N00°56'13"W
L82	94.71'	S89°03'47"W
L83	667.13'	N89°03'47"E
L84	5.29'	S00°56'13"E
L85	40.10'	S00°56'13"E
L86	40.10'	S00°56'13"E
L87	40.10'	S00°56'13"E
L88	40.10'	S00°56'13"E
L89	40.10'	S00°56'13"E
L90	40.10'	S00°56'13"E
L91	40.10'	S00°56'13"E
L92	40.10'	S00°56'13"E
L93	40.10'	S00°56'13"E
L94	40.10'	S00°56'13"E
L95	40.10'	S00°56'13"E
L96	40.10'	S00°56'13"E
L97	40.10'	S00°56'13"E

Line Table		
Line #	Length	Direction
L98	40.10'	S00°56'13"E
L99	40.10'	S00°56'13"E
L100	40.10'	S00°56'13"E
L101	40.10'	S00°56'13"E
L102	40.10'	S00°56'13"E
L103	40.10'	S00°56'13"E
L104	40.10'	S00°56'13"E
L105	40.10'	S00°56'13"E
L106	40.10'	S00°56'13"E
L107	40.10'	S00°56'13"E
L108	40.10'	S00°56'13"E
L109	40.10'	S00°56'13"E
L110	40.10'	S00°56'13"E
L111	40.10'	S00°56'13"E
L112	20.00'	S00°56'13"E
L113	95.00'	N89°03'47"E
L114	30.28'	N89°03'47"E
L115	30.25'	S89°03'47"W
L116	95.00'	S89°03'47"W
L117	40.10'	S00°56'13"E
L118	40.10'	S00°56'13"E
L119	40.10'	S00°56'13"E
L120	40.10'	S00°56'13"E
L121	40.10'	S00°56'13"E
L122	40.10'	S00°56'13"E
L123	40.10'	S00°56'13"E
L124	40.10'	S00°56'13"E
L125	40.10'	S00°56'13"E
L126	40.10'	S00°56'13"E
L127	40.10'	S00°56'13"E
L128	40.10'	S00°56'13"E
L129	40.10'	S00°56'13"E

Line Table		
Line #	Length	Direction
L130	40.10'	S00°56'13"E
L131	40.10'	S00°56'13"E
L132	47.60'	S00°56'13"E
L133	47.60'	S00°56'13"E
L134	40.10'	S00°56'13"E
L135	40.10'	S00°56'13"E
L136	40.10'	S00°56'13"E
L137	40.10'	S00°56'13"E
L138	40.10'	S00°56'13"E
L139	40.10'	S00°56'13"E
L140	40.10'	S00°56'13"E
L141	40.10'	S00°56'13"E
L142	40.10'	S00°56'13"E
L143	40.10'	S00°56'13"E
L144	40.10'	S00°56'13"E
L145	40.10'	S00°56'13"E
L146	14.22'	S00°56'13"E
L147	11.75'	S09°12'13"W
L148	47.28'	S09°12'13"W
L149	47.33'	S09°12'13"W
L150	12.57'	S89°03'47"W
L151	40.10'	S89°03'47"W
L152	40.10'	S89°03'47"W
L153	23.64'	S89°03'47"W
L154	71.64'	S00°56'13"E
L155	89.66'	S11°29'52"E
L156	142.22'	N89°03'47"E
L157	142.22'	N89°03'47"E
L158	142.22'	N89°03'47"E
L159	142.22'	N89°03'47"E
L160	130.67'	N09°12'13"E
L161	33.29'	N89°03'47"E

Line Table		
Line #	Length	Direction
L161	40.10'	N89°03'47"W
L162	130.67'	N09°12'13"E
L163	40.10'	N00°56'13"W
L164	40.10'	N00°56'13"W
L165	40.10'	N00°56'13"W
L166	40.10'	N00°56'13"W
L167	40.10'	N89°03'47"E
L168	40.10'	N00°56'13"W
L169	40.10'	N00°56'13"W
L170	40.10'	N00°56'13"W
L171	40.10'	N00°56'13"W
L172	40.10'	N00°56'13"W
L173	40.10'	N00°56'13"W
L174	40.10'	N00°56'13"W
L175	20.00'	N00°56'13"W
L176	95.00'	S89°03'47"W
L177	95.00'	S89°03'47"W
L178	20.00'	S00°56'13"E
L179	40.10'	S00°56'13"E
L180	40.10'	S00°56'13"E
L181	40.10'	S00°56'13"E
L182	40.10'	S00°56'13"E
L183	40.10'	S00°56'13"E
L184	40.10'	S00°56'13"E
L185	40.10'	S00°56'13"E
L186	40.10'	S00°56'13"E
L187	40.10'	S00°56'13"E
L188	40.10'	S00°56'13"E
L189	40.10'	S00°56'13"E
L190	16.34'	S07°22'27"E
L191	28.56'	S07°22'27"E
L192	43.04'	S07°22'27"E

Line Table		
Line #	Length	Direction
L193	40.10'	N89°03'47"E
L194	26.80'	N89°03'47"E
L195	98.42'	S07°22'27"E
L196	20.00'	N89°03'47"E
L197	40.10'	N89°03'47"E
L198	40.10'	N89°03'47"E
L199	40.10'	N89°03'47"E
L200	28.78'	N89°03'47"E
L201	98.43'	N05°30'36"E
L202	24.57'	N89°03'47"E
L203	5.20'	N89°03'47"E
L204	43.04'	N05°30'36"E
L205	28.46'	N05°30'36"E
L206	16.38'	N00°56'13"W
L207	40.10'	N00°56'13"W
L208	40.10'	N00°56'13"W
L209	40.10'	N00°56'13"W
L210	40.10'	N00°56'13"W
L211	40.10'	N00°56'13"W
L212	40.10'	N00°56'13"W
L213	40.10'	N00°56'13"W
L214	40.10'	N00°56'13"W
L215	40.10'	N00°56'13"W
L216	40.10'	N00°56'13"W
L217	20.00'	N00°56'13"W
L218	95.00'	S89°03'47"W
L219	95.00'	S89°03'47"W
L220	20.00'	S00°56'13"E
L221	40.10'	S00°56'13"E
L222	40.10'	S00°56'13"E
L223	40.10'	S00°56'13"E
L224	40.10'	S00°56'13"E

Line Table		
Line #	Length	Direction
L225	40.10'	S00°56'13"E
L226	40.10'	S00°56'13"E
L227	40.10'	S00°56'13"E
L228	40.10'	S00°56'13"E
L229	40.10'	S00°56'13"E
L230	40.10'	S00°56'13"E
L231	40.10'	S00°56'13"E
L232	40.10'	S00°56'13"E
L233	40.10'	S00°56'13"E
L234	42.76'	S00°56'13"E
L235	95.00'	S00°56'13"E
L236	95.00'	N89°03'47"E
L237	95.00'	N89°03'47"E
L238	20.01'	N00°56'13"W
L239	40.10'	N00°56'13"W
L240	40.10'	N00°56'13"W
L241	40.10'	N00°56'13"W
L242	40.10'	N00°56'13"W
L243	40.10'	N00°56'13"W
L244	40.10'	N00°56'13"W
L245	40.10'	N00°56'13"W
L246	40.10'	N00°56'13"W
L247	40.10'	N00°56'13"W
L248	40.10'	N00°56'13"W
L249	40.10'	N00°56'13"W
L250	40.10'	N00°56'13"W
L251	40.10'	N00°56'13"W
L252	40.10'	N00°56'13"W
L253	20.01'	N00°56'13"W
L254	95.00'	S89°03'47"W
L255	95.00'	S89°03'47"W
L256	20.01'	S00°56'13"E

Line Table		
Line #	Length	Direction
L257	40.10'	S00°56'13"E
L258	40.10'	S00°56'13"E
L259	40.10'	S00°56'13"E
L260	40.10'	S00°56'13"E
L261	40.10'	S00°56'13"E
L262	40.10'	S00°56'13"E
L263	40.10'	S00°56'13"E
L264	40.10'	S00°56'13"E
L265	40.10'	S00°56'13"E
L266	40.10'	S00°56'13"E
L267	40.10'	S00°56'13"E
L268	40.10'	S00°56'13"E
L269	40.10'	S00°56'13"E
L270	40.10'	S00°56'13"E
L271	20.01'	S00°56'13"E
L272	95.00'	N89°03'47"E
L273	95.00'	N89°03'47"E
L274	20.01'	N00°56'13"W
L275	40.10'	N00°56'13"W
L276	40.10'	N00°56'13"W
L277	40.10'	N00°56'13"W
L278	40.10'	N00°56'13"W
L279	40.10'	N00°56'13"W
L280	40.10'	N00°56'13"W
L281	40.10'	N00°56'13"W
L282	40.10'	N00°56'13"W
L283	40.10'	N00°56'13"W
L284	40.10'	N00°56'13"W
L285	40.10'	N00°56'13"W
L286	40.10'	N00°56'13"W
L287	40.10'	N00°56'13"W
L288	40.10'	N00°56'13"W

Line Table		
Line #	Length	Direction
L289	20.01'	N00°56'13"W
L290	95.00'	S89°03'47"W
L291	95.00'	S89°03'47"W
L292	20.01'	S00°56'13"E
L293	40.10'	S00°56'13"E
L294	40.10'	S00°56'13"E
L295	40.10'	S00°56'13"E
L296	40.10'	S00°56'13"E
L297	40.10'	S00°56'13"E
L298	40.10'	S00°56'13"E
L299	40.10'	S00°56'13"E
L300	40.10'	S00°56'13"E
L301	40.10'	S00°56'13"E
L302	40.10'	S00°56'13"E
L303	40.10'	S00°56'13"E
L304	40.10'	S00°56'13"E
L305	40.10'	S00°56'13"E
L306	40.10'	S00°56'13"E
L307	20.01'	S00°56'13"E
L308	95.00'	N89°03'47"E
L309	95.00'	N89°03'47"E
L310	20.42'	N00°56'13"W
L311	40.10'	N00°56'13"W
L312	40.10'	N00°56'13"W
L313	40.10'	N00°56'13"W
L314	40.10'	N00°56'13"W
L315	40.10'	N00°56'13"W



PHASING PLAN

JOB NUMBER:
A292-0403

SHEET NO.
10

OF 11 SHEETS

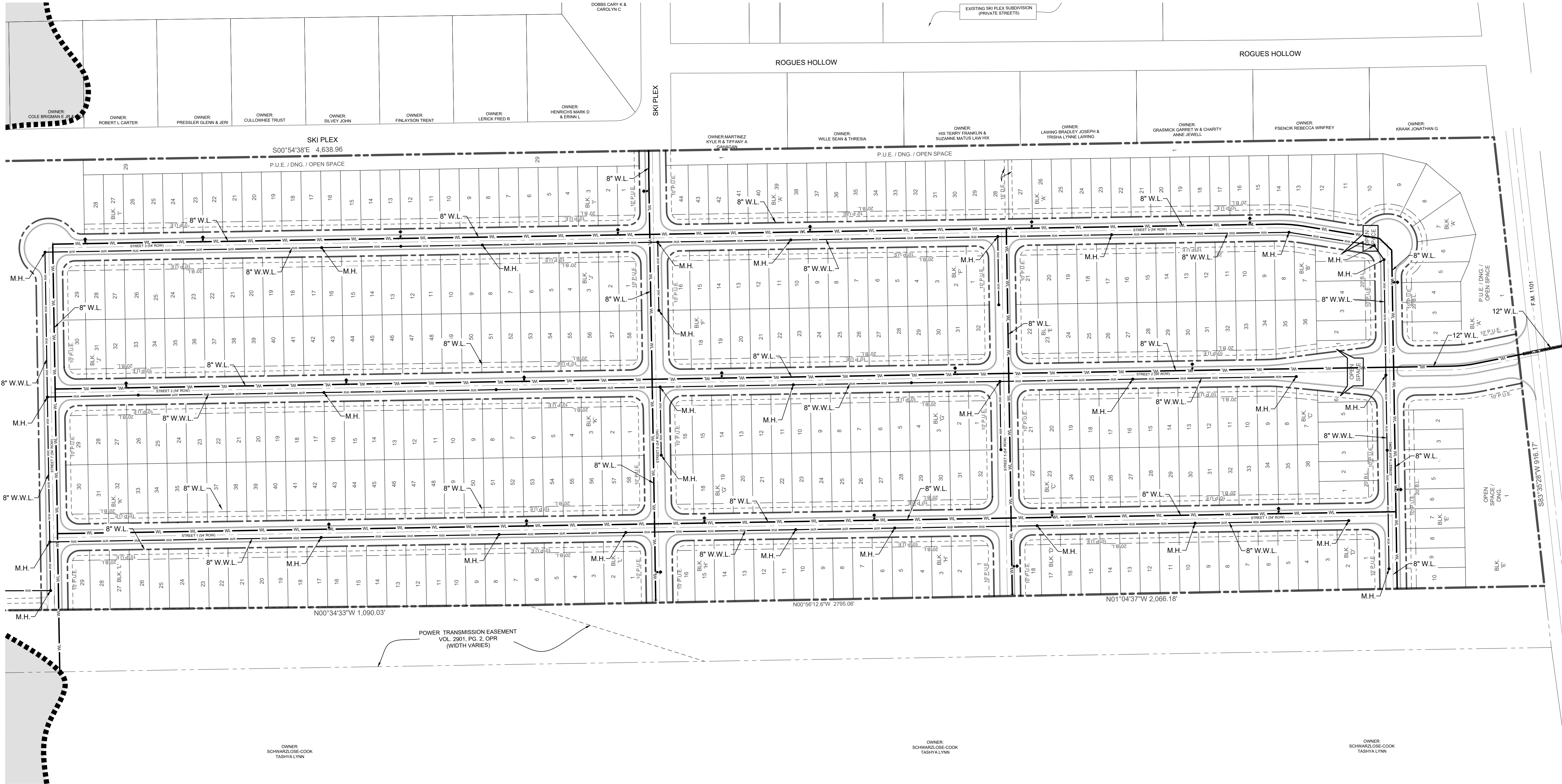
POWER TRANSMISSION EASEMENT
VOL. 2901, PG. 2, OPR
(WIDTH VARIES)

OWNER:
SCHWARZLOSE-COOK
TASHYA LYNN

Diagram illustrating the proposed subdivision and setbacks for a property. The diagram shows the following boundaries and setbacks:

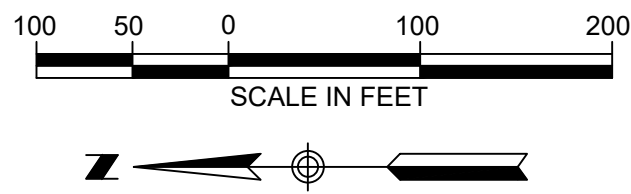
- PROPOSED SUBDIVISION
- 10' P.U.E.
- BUILDING SETBACK
- PROPOSED LOT LINE
- RIGHT-OF-WAY
- FEMA ZONE AE (CALCULATED) FLOODPLAIN

I:\A292\A03 - Creekside Station\Utility\Plan\Sheet - Final\11 UTIL-LAY.dwg
User: jcorrie
Last Modified: Nov, 16, 2011 14:03
Plot Date/Time: Nov, 16, 2011 14:03:05
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User: jcorrie
Last Modified: Nov, 16, 2011 14:03
Plot Date/Time: Nov, 16, 2011 14:03:05



- LEGEND**
- PROPOSED SUBDIVISION
 - 10' P.U.E.
 - BUILDING SETBACK
 - PROPOSED LOT LINE
 - RIGHT-OF-WAY
 - FEMA ZONE AE (CALCULATED) FLOODPLAIN

- 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



CREEKSIDE STATION
PRELIMINARY PLAT

UTILITY LAYOUT

NO.	DESCRIPTION	BY	DATE
1	11/12/20	DWR	JMC
2	11/12/20	DWR	JMC
3	11/12/20	DWR	JMC
4	11/12/20	DWR	JMC
5	11/12/20	DWR	JMC
6	11/12/20	DWR	JMC
7	11/12/20	DWR	JMC
8	11/12/20	DWR	JMC
9	11/12/20	DWR	JMC
10	11/12/20	DWR	JMC
11	11/12/20	DWR	JMC
12	11/12/20	DWR	JMC
13	11/12/20	DWR	JMC
14	11/12/20	DWR	JMC
15	11/12/20	DWR	JMC
16	11/12/20	DWR	JMC
17	11/12/20	DWR	JMC
18	11/12/20	DWR	JMC
19	11/12/20	DWR	JMC
20	11/12/20	DWR	JMC
21	11/12/20	DWR	JMC
22	11/12/20	DWR	JMC
23	11/12/20	DWR	JMC
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25	11/12/20	DWR	JMC
26	11/12/20	DWR	JMC
27	11/12/20	DWR	JMC
28	11/12/20	DWR	JMC
29	11/12/20	DWR	JMC
30	11/12/20	DWR	JMC
31	11/12/20	DWR	JMC
32	11/12/20	DWR	JMC
33	11/12/20	DWR	JMC
34	11/12/20	DWR	JMC
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36	11/12/20	DWR	JMC
37	11/12/20	DWR	JMC
38	11/12/20	DWR	JMC
39	11/12/20	DWR	JMC
40	11/12/20	DWR	JMC
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42	11/12/20	DWR	JMC
43	11/12/20	DWR	JMC
44	11/12/20	DWR	JMC
45	11/12/20	DWR	JMC
46	11/12/20	DWR	JMC
47	11/12/20	DWR	JMC
48	11/12/20	DWR	JMC
49	11/12/20	DWR	JMC
50	11/12/20	DWR	JMC
51	11/12/20	DWR	JMC
52	11/12/20	DWR	JMC
53	11/12/20	DWR	JMC
54	11/12/20	DWR	JMC
55	11/12/20	DWR	JMC
56	11/12/20	DWR	JMC
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58	11/12/20	DWR	JMC
59	11/12/20	DWR	JMC
60	11/12/20	DWR	JMC
61	11/12/20	DWR	JMC
62	11/12/20	DWR	JMC
63	11/12/20	DWR	JMC
64	11/12/20	DWR	JMC
65	11/12/20	DWR	JMC
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77	11/12/20	DWR	JMC
78	11/12/20	DWR	JMC
79	11/12/20	DWR	JMC
80	11/12/20	DWR	JMC
81	11/12/20	DWR	JMC
82	11/12/20	DWR	JMC
83	11/12/20	DWR	JMC
84	11/12/20	DWR	JMC
85	11/12/20	DWR	JMC
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89	11/12/20	DWR	JMC
90	11/12/20	DWR	JMC
91	11/12/20	DWR	JMC
92	11/12/20	DWR	JMC
93	11/12/20	DWR	JMC
94	11/12/20	DWR	JMC
95	11/12/20	DWR	JMC
96	11/12/20	DWR	JMC
97	11/12/20	DWR	JMC
98	11/12/20	DWR	JMC
99	11/12/20	DWR	JMC
100	11/12/20	DWR	JMC



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

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SHEET NO. 11
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