REVISIONS

No.	DESCRIPTION	REVISE (R) DELETE (D) ADD (A)	TOTAL SHEETS IN PLAN	NET CHANGE IMPERV. COVER	SITE IMPERV. COVER	% IMP. COVER	APPROVAL DATE

PRELIMINARY PLAT FOR

RIO BRAVO SUBDIVISION (FORMERLY KNOWN AS EASTWOOD SUBDIVISION PHASE III)

LEGAL DESCRIPTION:
81.949 ACRES OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS

OWNER:
PALE RIDER LP.
3939 BEE CAVE ROAD, SUITE C-100
AUSTIN, TEXAS 78746

ENGINEER:
SCOTT J. FOSTER, P.E.
360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
512-354-4682

SURVEYOR:
TIMOTHY A. LENZ, R.P.L.S.
LENZ & ASSOCIATES, INC.
FIRM NO. 100290-00
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
512-443-1174

JENNIFER FRANKLIN, P.E.
PAPE-DAWSON ENGINEERS, INC.
FIRM # 100290-00
10801 NORTH MOPAC EXPRESSWAY
BUILDING 3 - SUITE 200
AUSTIN, TX 78759
512-454-8711

NOTES:

1. THIS PRELIMINARY PLAT IS SUBJECT TO THE SUBDIVISION RULES IN EFFECT ON DECEMBER 12, 2019. WILLIAMSON COUNTY SUBDIVISION REGULATIONS ADOPTED AND EFFECTIVE AS OF JANUARY 18, 2018.

VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET AND LOCATION MAP
02	OVERALL PRELIMINARY PLAT
03	PRELIMINARY PLAT (SHEET 1 OF 4)
04	PRELIMINARY PLAT (SHEET 2 OF 4)
05	PRELIMINARY PLAT (SHEET 3 OF 4)
06	PRELIMINARY PLAT (SHEET 4 OF 4)
07	PRELIMINARY PLAT CURVE AND LINE TABLES
08	OVERALL EXISTING DRAINAGE AREA MAP
09	OVERALL PROPOSED DRAINAGE AREA MAP
10	PROPOSED ON-SITE DRAINAGE AND PRELIMINARY POND CALCULATIONS
11	HEC-RAS AND DETENTION SCHEMATIC
12	OVERALL UTILITY LAYOUT
13	UTILITY LAYOUT (SHEET 1 OF 4)
14	UTILITY LAYOUT (SHEET 2 OF 4)
15	UTILITY LAYOUT (SHEET 3 OF 4)
16	UTILITY LAYOUT (SHEET 4 OF 4)

IN WILLIAMSON COUNTY

DECEMBER 2019

1ST SUBMITTAL: DECEMBER 12, 2019
2ND SUBMITTAL: FEBRUARY 19, 2020
3RD SUBMITTAL: MARCH 5, 2020

ENGINEER'S CERTIFICATION:

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED
PROFESSIONAL ENGINEER
3/5/2020

LICENSED PROFESSIONAL ENGINEER
REGISTRATION NO. 84652
360 PROFESSIONAL SERVICES, INC.
P.O. BOX 3639
CEDAR PARK, TEXAS 78630

ENGINEER:

360 PROFESSIONAL SERVICES, INC.

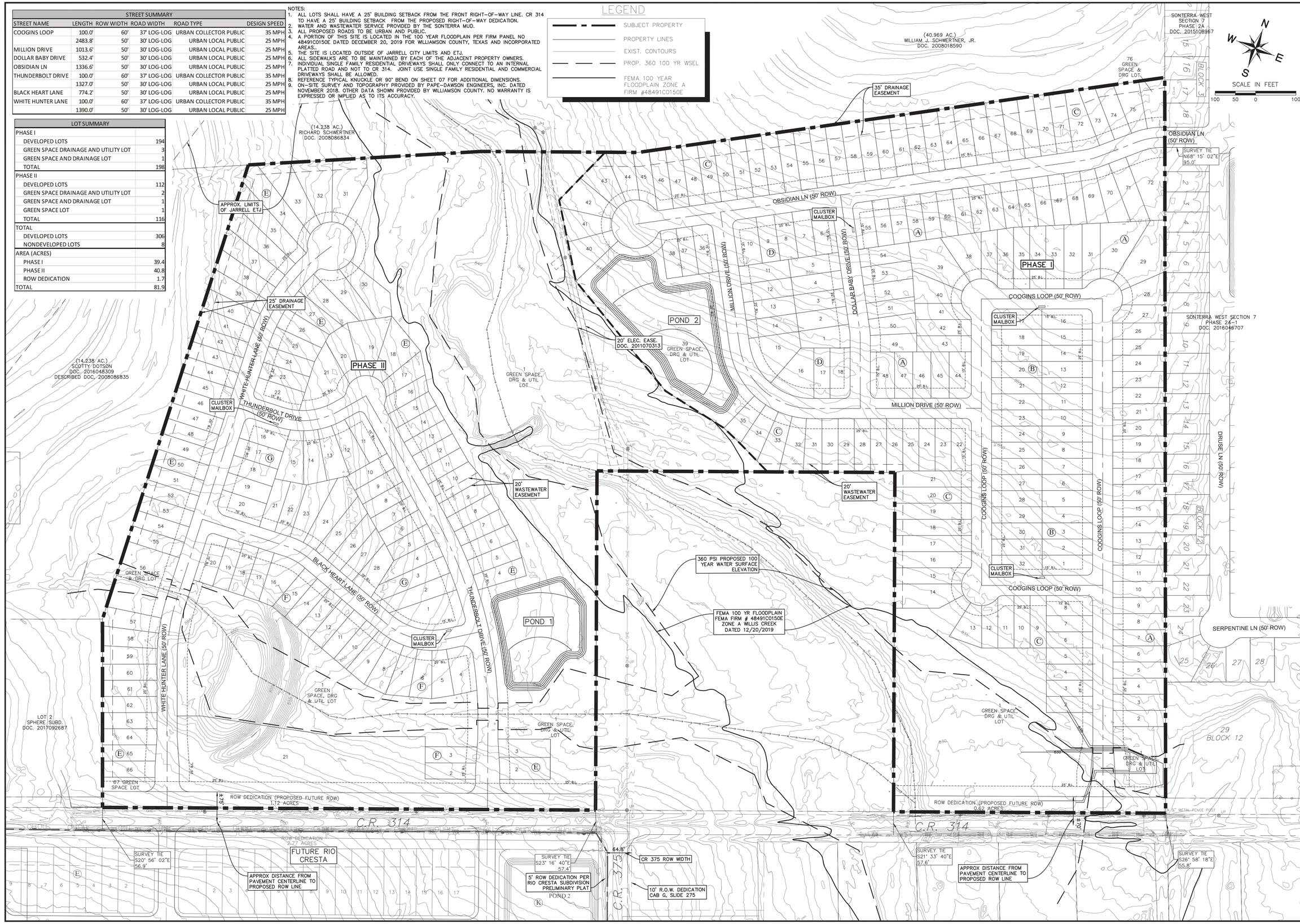
TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
CONTACT: SCOTT J. FOSTER, P.E.

STREET SUMMARY					
STREET NAME	LENGTH	ROW WIDTH	ROAD WIDTH	ROAD TYPE	DESIGN SPEED
COOGINS LOOP	100.0'	60'	37' LOG-LOG	URBAN COLLECTOR PUBLIC	35 MPH
	2483.8'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
MILLION DRIVE	1013.6'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
DOLLAR BABY DRIVE	532.4'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
OBSIDIAN LN	1336.6'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
THUNDERBOLT DRIVE	100.0'	60'	37' LOG-LOG	URBAN COLLECTOR PUBLIC	35 MPH
	1327.0'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
BLACK HEART LANE	774.2'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
WHITE HUNTER LANE	100.0'	60'	37' LOG-LOG	URBAN COLLECTOR PUBLIC	35 MPH
	1390.0'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH

LOT SUMMARY	
PHASE I	
DEVELOPED LOTS	194
GREEN SPACE DRAINAGE AND UTILITY LOT	3
GREEN SPACE AND DRAINAGE LOT	1
TOTAL	198
PHASE II	
DEVELOPED LOTS	112
GREEN SPACE DRAINAGE AND UTILITY LOT	2
GREEN SPACE AND DRAINAGE LOT	1
GREEN SPACE LOT	1
TOTAL	116
TOTAL	
DEVELOPED LOTS	306
NONDEVELOPED LOTS	8
AREA (ACRES)	
PHASE I	39.4
PHASE II	40.8
ROW DEDICATION	1.7
TOTAL	81.9

NOTES:
1. ALL LOTS SHALL HAVE A 25' BUILDING SETBACK FROM THE FRONT RIGHT-OF-WAY LINE. CR 314 TO HAVE A 25' BUILDING SETBACK FROM THE PROPOSED RIGHT-OF-WAY DEDICATION.
2. WATER AND WASTEWATER SERVICE PROVIDED BY THE SONTERRA MUD.
3. ALL PROPOSED ROADS TO BE URBAN AND PUBLIC.
4. A PORTION OF THIS SITE IS LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM PANEL NO 48491C0150E DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
5. THE SITE IS LOCATED OUTSIDE OF JARRELL CITY LIMITS AND ETJ.
6. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
7. INDIVIDUAL SINGLE FAMILY RESIDENTIAL DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 314. JOINT USE SINGLE FAMILY RESIDENTIAL AND COMMERCIAL DRIVEWAYS SHALL BE ALLOWED.
8. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 07 FOR ADDITIONAL DIMENSIONS.
9. ON-SITE SURVEY AND TOPOGRAPHY PROVIDED BY PAPE-DAWSON ENGINEERS, INC. DATED NOVEMBER 2018. OTHER DATA SHOWN PROVIDED BY WILLIAMSON COUNTY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.

LEGEND
- SUBJECT PROPERTY
- PROPERTY LINES
- EXIST. CONTOURS
- PROP. 360 100 YR WSEL
- FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E



TEXAS FIRM REGISTRATION F-9432
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FAX (512) 351-3331
360 PROFESSIONAL SERVICES, INC.
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
3/5/2020

RIO BRAVO SUBDIVISION
(FORMERLY KNOWN AS EASTWOOD SUBDIVISION PHASE III)
JARRELL, TEXAS

OVERALL PRELIMINARY PLAT

Scale:	AS SHOWN
Designed by:	
Drawn by:	
Checked by:	
Date:	MARCH 2020
Project No.	

SHEET
02

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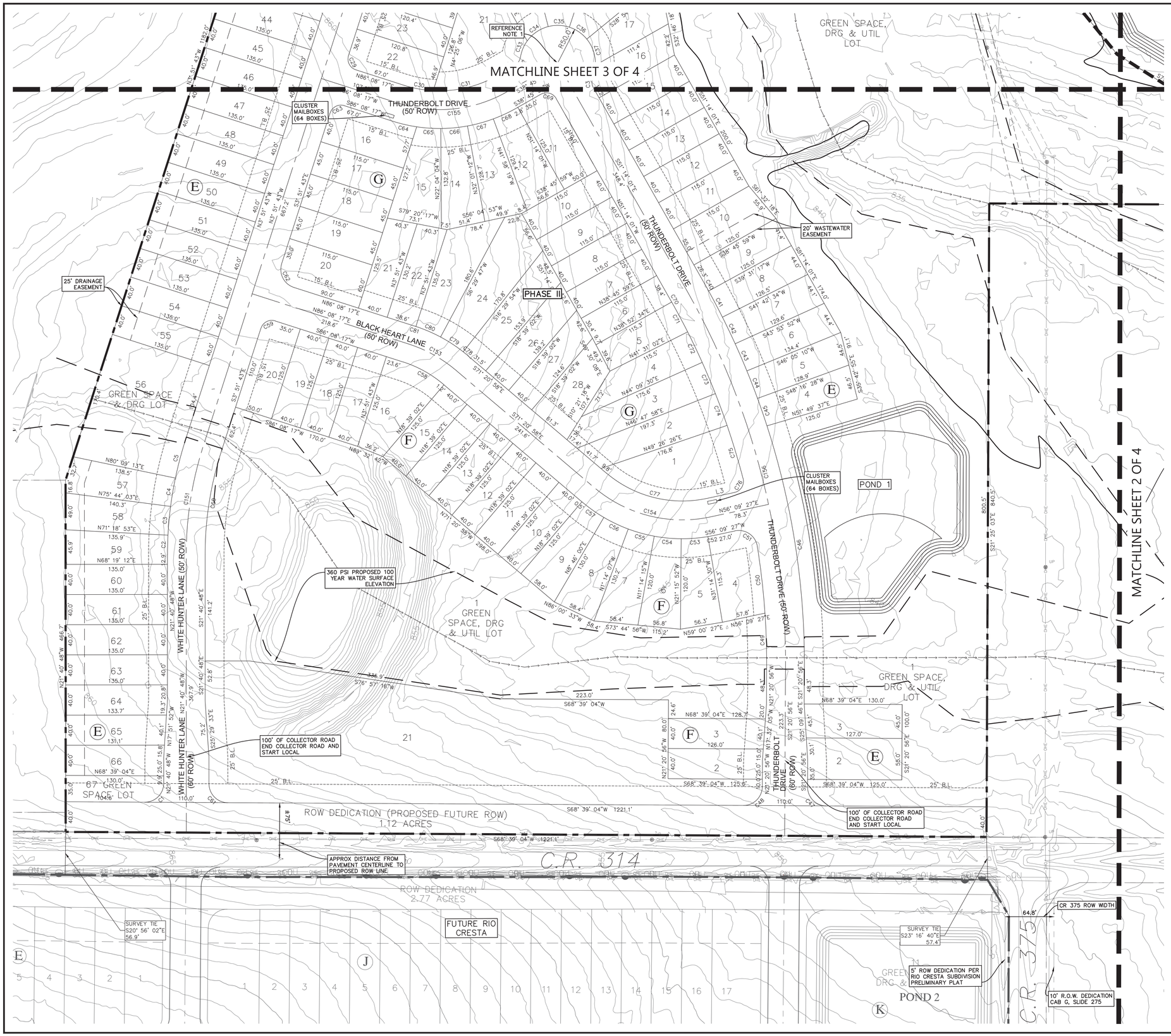

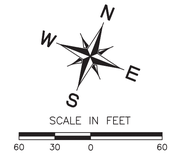

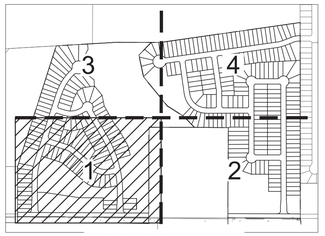

LOCATION MAP
N.T.S.

LEGEND

- SUBJECT PROPERTY
- PROPERTY LINES
- EXIST. CONTOURS
- PROP. 360 100 YR WSEL
- FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E

NOTES:
1. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 07 FOR ADDITIONAL AND DIMENSIONS.
2. ON-SITE SURVEY AND TOPOGRAPHY PROVIDED BY PAPE-DAWSON ENGINEERS, INC. DATED NOVEMBER 2018. OTHER DATA SHOWN PROVIDED BY WILLIAMSON COUNTY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.

TEXAS FIRM REGISTRATION F-9932
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SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
3/5/2020

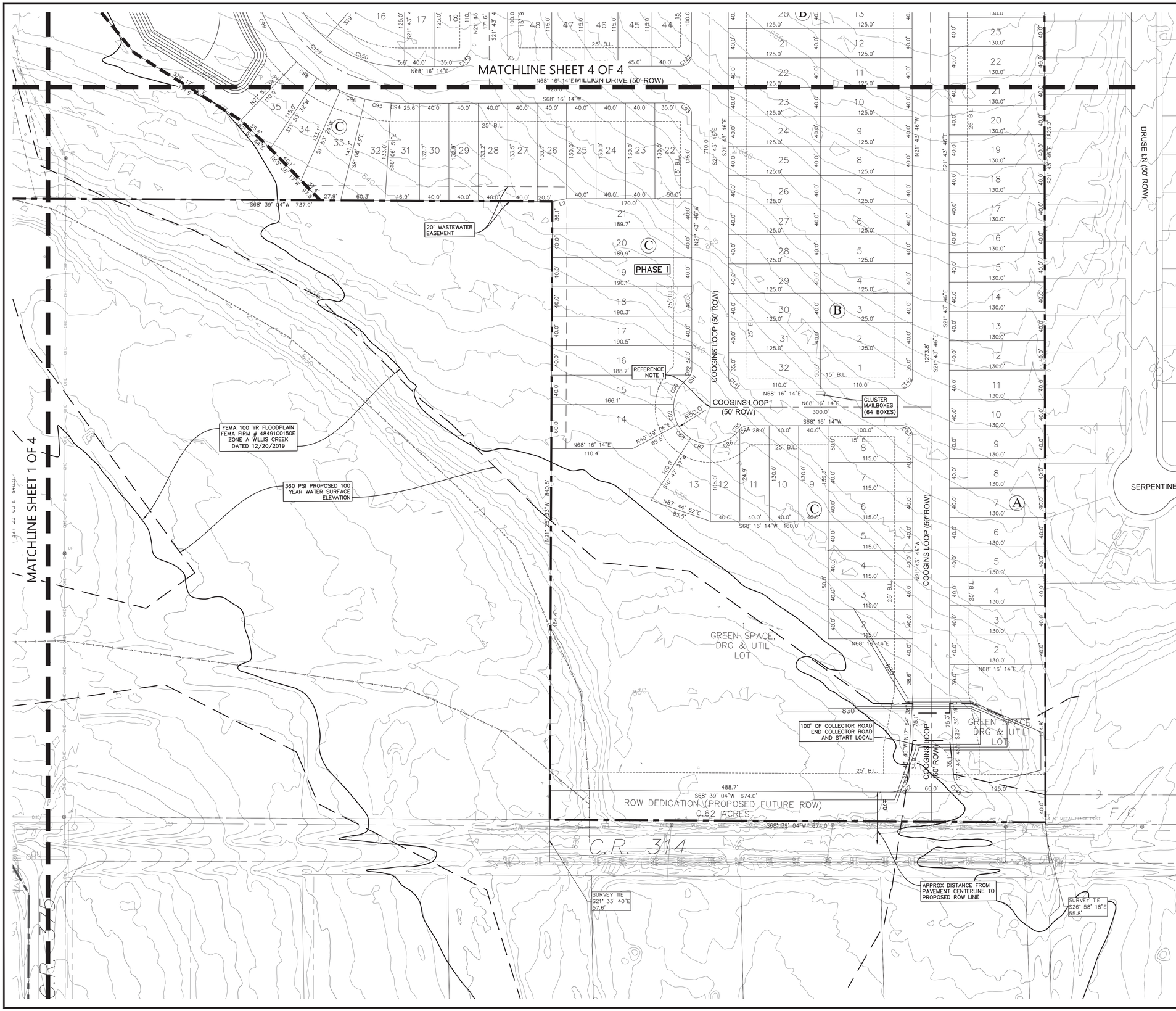
RIO BRAVO SUBDIVISION
(FORMERLY KNOWN AS EASTWOOD SUBDIVISION PHASE III)
JARRELL, TEXAS

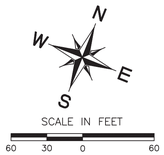
PRELIMINARY PLAT
(SHEET 1 OF 4)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2020
Project No.

SHEET
03

PLOT DATE: 3/5/2020 11:33am
PLOTTED BY: leslie





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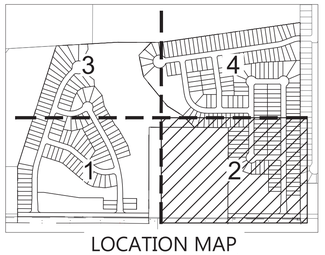

LOCATION MAP

N.T.S.

LEGEND

- SUBJECT PROPERTY
- PROPERTY LINES
- EXIST. CONTOURS
- PROP. 360 100 YR WSEL
- FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E

NOTES:

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LICENSED PROFESSIONAL ENGINEER
3/5/2020

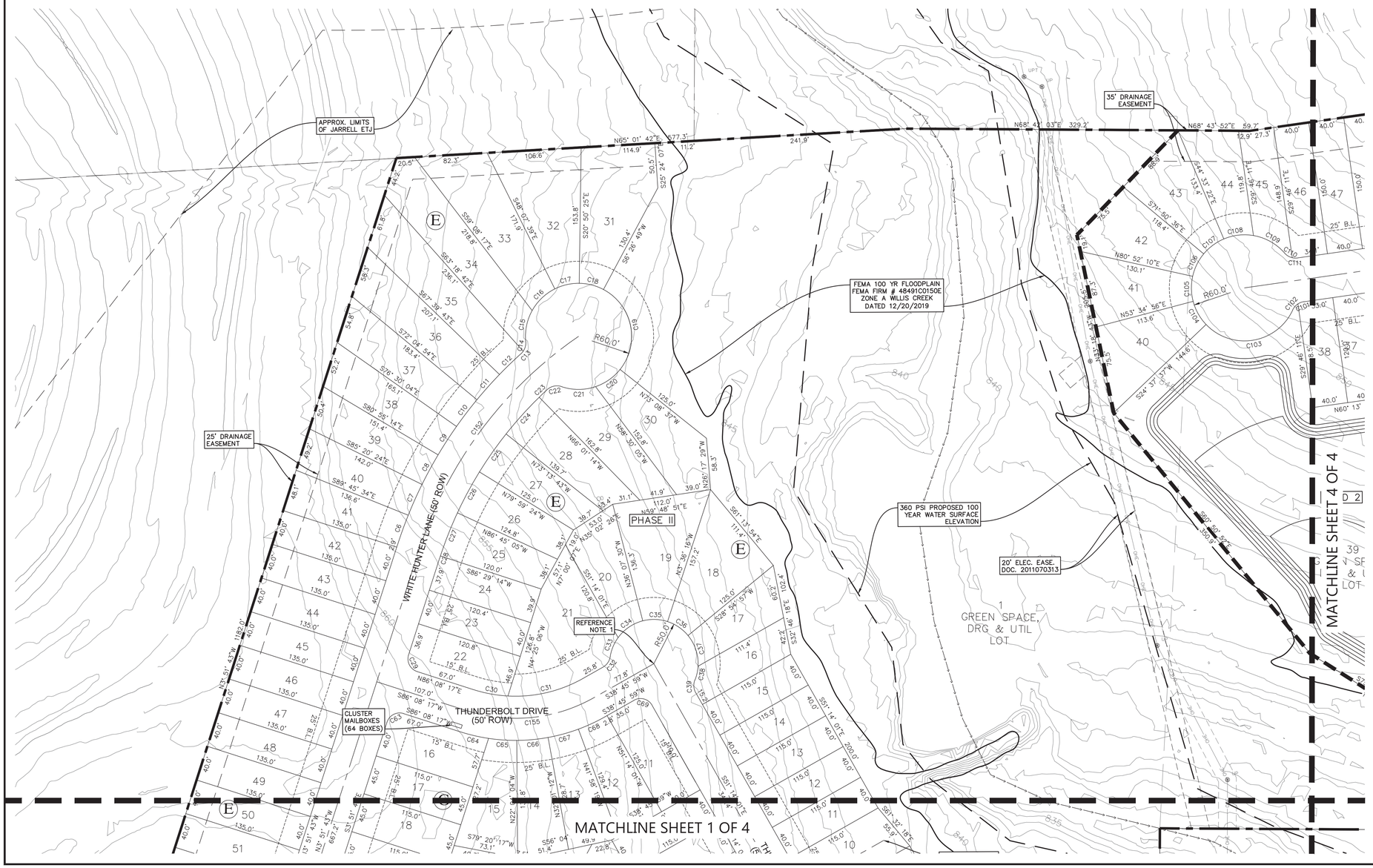
RIO BRAVO SUBDIVISION
(FORMERLY KNOWN AS EASTWOOD SUBDIVISION PHASE III)
JARRELL, TEXAS

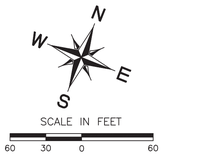
PRELIMINARY PLAT
(SHEET 2 OF 4)

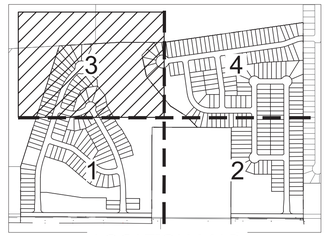
Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2020
Project No.

SHEET
04

PLOT DATE: 3/9/2020 11:37am
PLOTTED BY: leslie







LOCATION MAP
N.T.S.

LEGEND

- SUBJECT PROPERTY
- PROPERTY LINES
- EXIST. CONTOURS
- PROP. 360 100 YR WSEL
- FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E

NOTES:
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3/5/2020

RIO BRAVO SUBDIVISION
(FORMERLY KNOWN AS EASTWOOD SUBDIVISION PHASE III)
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 3 OF 4)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2020
Project No.

SHEET
05

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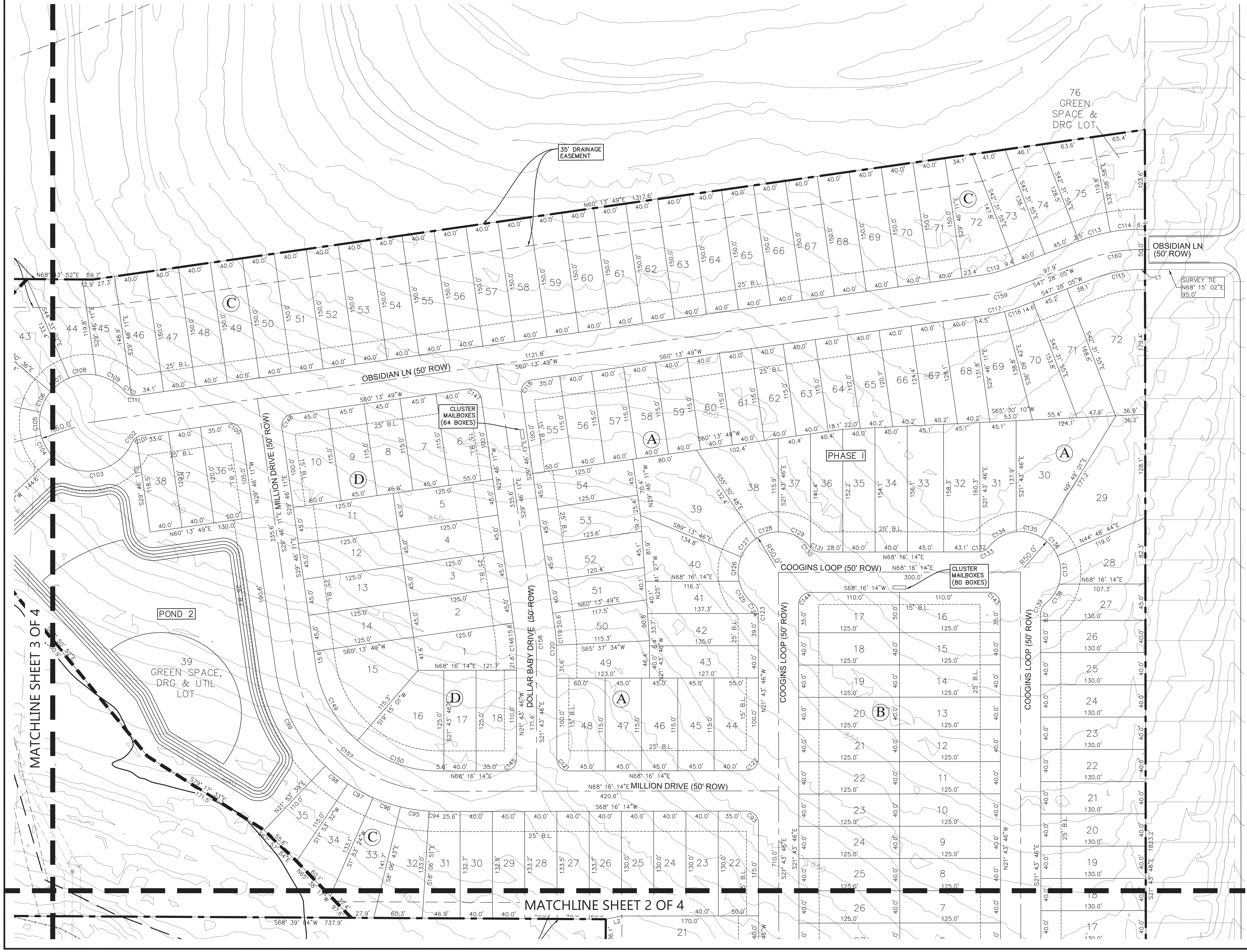

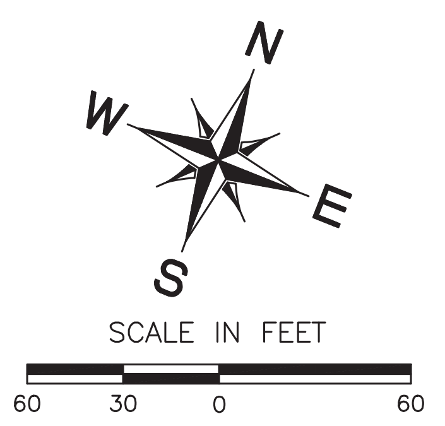

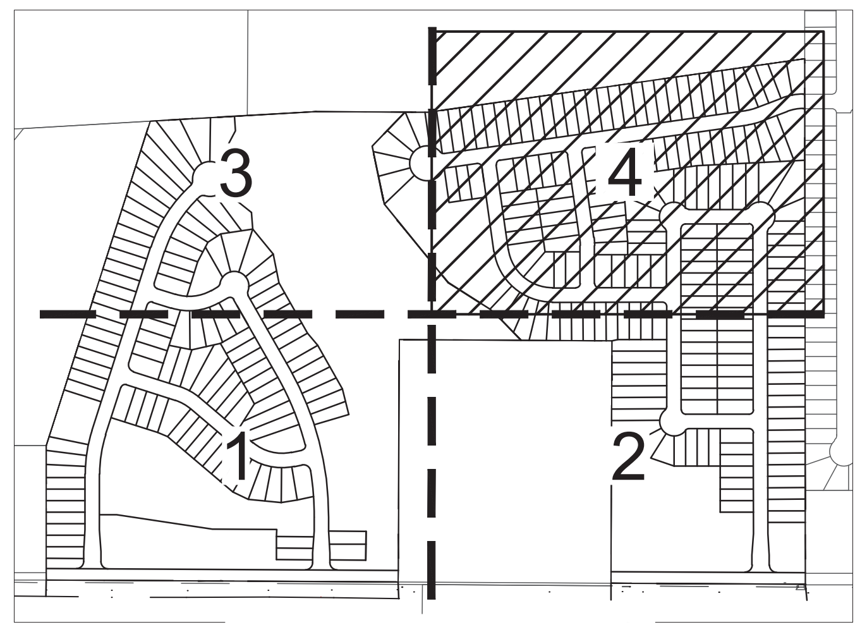

LOCATION MAP

N.T.S.

LEGEND

▬ ▪ ▬	SUBJECT PROPERTY
───	PROPERTY LINES
───	EXIST. CONTOURS
— — —	PROP. 360 100 YR WSEL
───	FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150E

NOTES:
1. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 07 FOR ADDITIONAL AND DIMENSIONS.
2. ON-SITE SURVEY AND TOPOGRAPHY PROVIDED BY PAPE-DAWSON ENGINEERS, INC. DATED NOVEMBER 2018. OTHER DATA SHOWN PROVIDED BY WILLIAMSON COUNTY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.

360 PROFESSIONAL SERVICES, INC.

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FAX (512) 351-3331

SCOTT J. FOSTER
84652
3/5/2020

RIO BRAVO SUBDIVISION
(FORMERLY KNOWN AS EASTWOOD SUBDIVISION PHASE III)
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 4 OF 4)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2020
Project No.

SHEET
06

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Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C1	39.41	25.00	90.33	25.14	S23° 29' 08"W	35.46
C2	25.87	495.00	2.99	12.94	N20° 10' 58"W	25.87
C3	38.18	495.00	4.42	19.10	N16° 28' 32"W	38.17
C4	38.18	495.00	4.42	19.10	N12° 03' 22"W	38.17
C5	51.70	495.00	5.98	25.87	N6° 51' 15"W	51.68
C6	35.44	495.00	4.10	17.73	N1° 48' 39"W	35.44
C7	38.18	495.00	4.42	19.10	N2° 27' 01"E	38.17
C8	38.18	495.00	4.42	19.10	N6° 52' 11"E	38.17
C9	38.18	495.00	4.42	19.10	N11° 17' 21"E	38.17
C10	38.18	495.00	4.42	19.10	N15° 42' 31"E	38.17
C11	38.18	495.00	4.42	19.10	N20° 07' 42"E	38.17
C12	33.82	495.00	3.91	16.92	N24° 17' 43"E	33.81
C13	3.80	16.50	13.21	1.91	N19° 38' 48"E	3.80
C14	11.59	16.50	40.26	6.05	N7° 05' 16"W	11.36
C15	36.32	60.00	34.68	18.74	N9° 52' 29"W	35.77
C16	36.03	60.00	34.41	18.58	N24° 40' 12"E	35.49
C17	28.58	60.00	27.29	14.56	N55° 30' 58"E	28.31
C18	28.58	60.00	27.29	14.56	N82° 48' 12"E	28.31
C19	105.15	60.00	100.41	72.03	S33° 20' 54"E	92.20
C20	34.25	60.00	32.71	17.61	S33° 12' 39"W	33.79
C21	39.10	60.00	37.34	20.27	S68° 14' 04"W	38.41
C22	17.67	16.50	61.35	9.79	S56° 13' 46"W	16.84
C23	12.24	445.00	1.58	6.12	S24° 46' 03"W	12.24
C24	55.98	445.00	7.21	28.03	S20° 22' 32"W	55.95
C25	52.51	445.00	6.76	26.29	S13° 23' 27"W	52.48
C26	52.51	445.00	6.76	26.29	S6° 37' 46"W	52.48
C27	52.51	445.00	6.76	26.29	S0° 07' 56"E	52.48
C28	2.71	445.00	0.35	1.36	S3° 41' 15"E	2.71
C29	23.56	15.00	90.00	15.00	S48° 51' 43"E	21.21
C30	39.67	155.00	14.66	19.94	N78° 48' 23"E	39.56
C31	88.48	155.00	32.71	45.48	N55° 07' 14"E	87.29
C32	14.80	16.50	51.39	7.94	N13° 04' 23"E	14.31
C33	23.67	50.00	27.12	12.06	N0° 56' 20"E	23.45
C34	34.36	50.00	39.38	17.89	N34° 11' 12"E	33.69
C35	28.38	50.00	32.52	14.58	N70° 08' 07"E	28.00
C36	28.38	50.00	32.52	14.58	S77° 20' 40"E	28.00
C37	37.32	50.00	42.76	19.58	S39° 42' 07"E	36.46
C38	16.12	50.00	18.47	8.13	S9° 04' 59"E	16.05
C39	14.80	16.50	51.39	7.94	S25° 32' 24"E	14.31
C40	13.50	1025.00	0.75	6.75	S50° 51' 22"E	13.50
C41	39.15	1025.00	2.19	19.58	S49° 23' 04"E	39.15
C42	39.15	1025.00	2.19	19.58	S47° 11' 47"E	39.15
C43	39.15	1025.00	2.19	19.58	S45° 00' 29"E	39.15
C44	39.15	1025.00	2.19	19.58	S42° 49' 11"E	39.15
C45	38.55	1025.00	2.16	19.28	S40° 38' 53"E	38.55
C46	325.98	1025.00	18.22	164.38	S30° 27' 35"E	324.61
C47	39.27	25.00	90.00	25.00	S66° 20' 53"E	35.35
C48	39.27	25.00	90.00	25.00	S23° 39' 04"W	35.36
C49	72.12	975.00	4.24	36.08	N23° 28' 04"W	72.10
C50	89.15	975.00	5.24	44.60	N28° 12' 22"W	89.12
C51	40.59	25.00	93.02	26.35	N77° 20' 02"W	36.27
C52	9.31	205.00	2.60	4.65	S57° 27' 29"W	9.30
C53	35.70	205.00	9.98	17.89	S63° 44' 49"W	35.65
C54	35.88	205.00	10.03	17.98	S73° 44' 56"W	35.83
C55	35.79	205.00	10.00	17.94	S83° 45' 49"W	35.74
C56	35.79	205.00	10.00	17.94	N86° 14' 04"W	35.74
C57	35.36	205.00	9.88	17.73	N76° 17' 29"W	35.32
C58	60.90	155.00	22.51	30.85	N82° 36' 21"W	60.51
C59	23.56	15.00	90.00	15.00	S41° 08' 17"W	21.21
C60	138.39	445.00	17.82	69.76	S12° 46' 16"E	137.83

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C61	39.13	25.00	89.67	24.86	S66° 30' 52"E	35.25
C62	39.27	25.00	90.00	25.00	S48° 51' 43"E	35.36
C63	23.56	15.00	90.00	15.00	S41° 08' 17"W	21.21
C64	33.14	205.00	9.26	16.61	S81° 30' 23"W	33.11
C65	32.00	205.00	8.94	16.03	S72° 24' 12"W	31.96
C66	35.61	205.00	9.95	17.85	S62° 57' 22"W	35.56
C67	35.61	205.00	9.95	17.85	S53° 00' 15"W	35.56
C68	33.14	205.00	9.26	16.60	S43° 23' 50"W	33.10
C69	23.56	15.00	90.00	15.00	S83° 45' 59"W	21.21
C70	1.86	975.00	0.11	0.93	N51° 10' 43"W	1.86
C71	44.94	975.00	2.64	22.48	N49° 48' 12"W	44.94
C72	44.94	975.00	2.64	22.48	N47° 09' 44"W	44.94
C73	44.94	975.00	2.64	22.48	N44° 31' 16"W	44.94
C74	44.94	975.00	2.64	22.48	N41° 52' 48"W	44.94
C75	73.67	975.00	4.33	36.85	N38° 23' 42"W	73.65
C76	24.19	15.00	92.39	15.64	N9° 57' 49"E	21.65
C77	142.01	155.00	52.49	76.43	N82° 24' 14"E	137.09
C78	7.70	205.00	2.15	3.85	S72° 25' 32"E	7.70
C79	35.79	205.00	10.00	17.94	S78° 30' 09"E	35.74
C80	35.63	205.33	9.94	17.86	S88° 28' 30"E	35.59
C81	1.43	98.56	0.83	0.71	N86° 08' 17"E	1.43
C82	39.44	25.00	90.38	25.17	S23° 27' 39"W	35.47
C83	23.56	15.00	90.00	15.00	N66° 43' 46"W	21.21
C84	13.38	16.50	46.46	7.08	S45° 02' 19"W	13.02
C85	1.42	16.50	4.92	0.71	S19° 20' 42"W	1.42
C86	44.84	50.00	51.39	24.06	S42° 34' 37"W	43.36
C87	28.38	50.00	32.52	14.58	S84° 31' 50"W	28.00
C88	25.77	50.00	29.53	13.18	N64° 26' 43"W	25.48
C89	28.40	50.00	32.54	14.59	N33° 24' 35"W	28.02
C90	40.84	50.00	46.80	21.63	N6° 15' 34"E	39.71
C91	6.49	16.50	22.55	3.29	N18° 23' 01"E	6.45
C92	8.31	16.50	28.84	4.24	N7° 18' 35"W	8.22
C93	23.56	15.00	90.00	15.00	N66° 43' 46"W	21.21
C94	12.94	205.00	3.62	6.47	S70° 04' 41"W	12.93
C95	35.79	205.00	10.00	17.94	S76° 53' 13"W	35.74
C96	35.79	205.00	10.00	17.94	S86° 53' 20"W	35.74
C97	35.79	205.00	10.00	17.94	N83° 06' 32"W	35.74
C98	35.79	205.00	10.00	17.94	N73° 06' 24"W	35.74
C99	137.16	205.00	38.34	71.26	N48° 56' 16"W	134.62
C100	23.56	15.00	90.00	15.00	N74° 46' 11"W	21.21
C101	7.18	16.50	24.92	3.65	S47° 46' 11"W	7.12
C102	9.28	16.50	32.23	4.77	S19° 11' 46"W	9.16
C103	116.81	60.00	111.54	88.19	S58° 51' 18"W	99.22
C104	30.32	60.00	28.96	15.49	N50° 53' 43"W	30.00
C105	28.58	60.00	27.29	14.56	N22° 46' 27"W	28.31
C106	28.58	60.00	27.29	14.56	N4° 30' 47"E	28.31
C107	28.58	60.00	27.29	14.56	N31° 48' 01"E	28.31
C108	34.18	60.00	32.64	17.57	N61° 45' 57"E	33.72
C109	41.14	60.00	39.29	21.42	S82° 16' 03"E	40.34
C110	10.46	16.50	36.32	5.41	S80° 47' 00"E	10.29
C111	6.00	16.50	20.83	3.03	N70° 38' 35"E	5.96
C112	34.53	155.00	12.76	17.33	N53° 50' 57"E	34.45
C113	37.15	205.00	10.38	18.62	N52° 41' 02"E	37.10
C114	37.12	205.00	10.38	18.61	N63° 03' 46"E	37.07
C115	56.15	155.00	20.75	28.38	S57° 52' 24"W	55.84
C116	22.79	205.00	6.37	11.41	S50° 39' 11"W	22.78
C117	22.87	205.00	6.39	11.45	S57° 02' 03"W	22.86
C118	23.56	15.00	90.00	15.00	S15° 13' 49"W	21.21
C119	19.31	205.00	5.40	9.66	S27° 04' 19"E	19.30
C120	9.46	205.00	2.64	4.73	S23° 03' 06"E	9.46

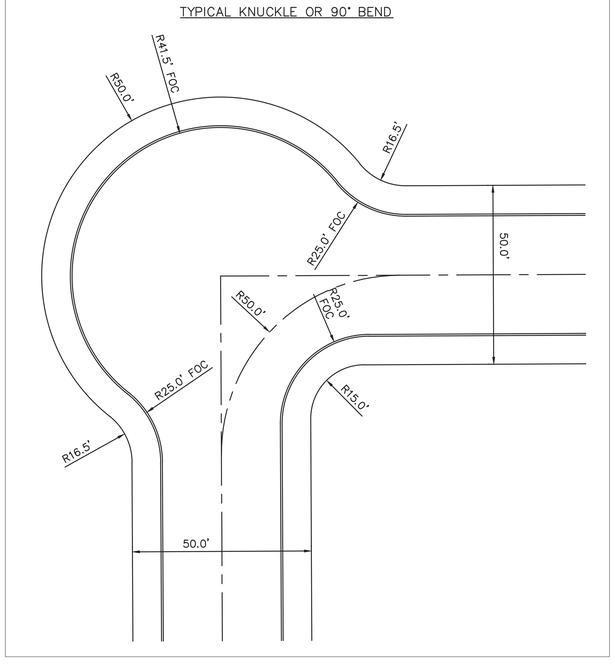
Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C121	23.56	15.00	90.00	15.00	S66° 43' 46"E	21.21
C122	23.56	15.00	90.00	15.00	N23° 16' 14"E	21.21
C123	0.96	16.50	3.35	0.48	N23° 24' 16"W	0.96
C124	13.83	16.50	48.04	7.35	N49° 05' 52"W	13.43
C125	33.76	50.00	38.68	17.55	N53° 46' 33"W	33.12
C126	30.72	50.00	35.21	15.86	N16° 49' 57"W	30.24
C127	29.42	50.00	33.72	15.15	N17° 37' 43"E	29.00
C128	29.42	50.00	33.72	15.15	N51° 20' 40"E	29.00
C129	44.90	50.00	51.45	24.09	S86° 04' 13"E	43.41
C130	1.33	16.50	4.62	0.67	S62° 39' 15"E	1.33
C131	13.47	16.50	46.76	7.13	S88° 20' 51"E	13.10
C132	1.91	16.50	6.62	0.95	N64° 57' 38"E	1.91
C133	12.89	16.50	44.77	6.80	N39° 16' 01"E	12.57
C134	39.78	50.00	45.58	21.01	N39° 40' 24"E	38.73
C135	32.60	50.00	37.35	16.90	N81° 08' 24"E	32.02
C136	30.54	50.00	35.00	15.76	S62° 41' 08"E	30.07
C137	35.71	50.00	40.92	18.65	S24° 43' 48"E	34.95
C138	29.61	50.00	33.93	15.25	S12° 41' 33"W	29.18
C139	14.80	16.50	51.39	7.94	S3° 57' 50"W	14.31
C140	39.10	25.00	89.62	24.83	S66° 32' 19"E	35.24
C141	23.56	15.00	90.00	15.00	S66° 43' 46"E	21.21
C142	23.56	15.00	90.00	15.00	N23° 16' 14"E	21.21
C143	23.56	15.00	90.00	15.00	N66° 43' 47"W	21.21
C144	23.56	15.00	90.00	15.00	S23° 16' 16"W	21.21
C145	23.56	15.00	90.00	15.00	N23° 16' 14"E	21.21
C146	21.75	155.00	8.04	10.89	N25° 44' 59"W	21.73
C147	23.56	15.00	90.00	15.00	N74° 46' 11"W	21.21
C148	23.56	15.00	90.00	15.00	S15° 13' 49"W	21.21
C149	110.86	155.00	40.98	57.92	S50° 15' 35"E	108.51
C150	110.86	155.00	40.98	57.92	N88° 45' 37"E	108.51
C151	146.16	470.00	17.82	73.68	N12° 46' 16"W	145.57
C152	308.68	470.00	37.63	160.14	N14° 57' 10"E	303.16
C153	70.72	180.00	22.51	35.82	S82° 36' 21"E	70.27
C154	164.91	180.00	52.49	88.75	N82° 24' 14"E	159.20
C155	148.82	180.00	47.37	78.96	S62° 27' 08"W	144.62
C156	521.59	1000.00	29.88	266.87	S36° 17' 28"E	515.69
C157	257.48	180.00	81.96	156.36	S70° 44' 59"E	236.09
C158	25.26	180.00	8.04	12.65	S25° 44' 59"E	25.24
C159	40.09	180.00	12.76	20.13	S53° 50' 57"W	40.01
C160	65.20	180.00	20.75	32.96	S57° 52' 24"W	64.85

Line Table

Line #	Length	Direction
L1	6.17	S68° 15' 02"W
L2	19.88	S57° 03' 32"W
L3	37.51	N56° 09' 27"E

TYPICAL KNUCKLE OR 90° BEND



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84652
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3/5/2020

RIO BRAVO SUBDIVISION
(FORMERLY KNOWN AS EASTWOOD SUBDIVISION PHASE III)
JARRELL, TEXAS

PRELIMINARY PLAT CURVE AND LINE TABLES

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2020
Project No.

SHEET
07

PLOTTED BY: Yesha
PLOT DATE: 3/4/2020 11:46am
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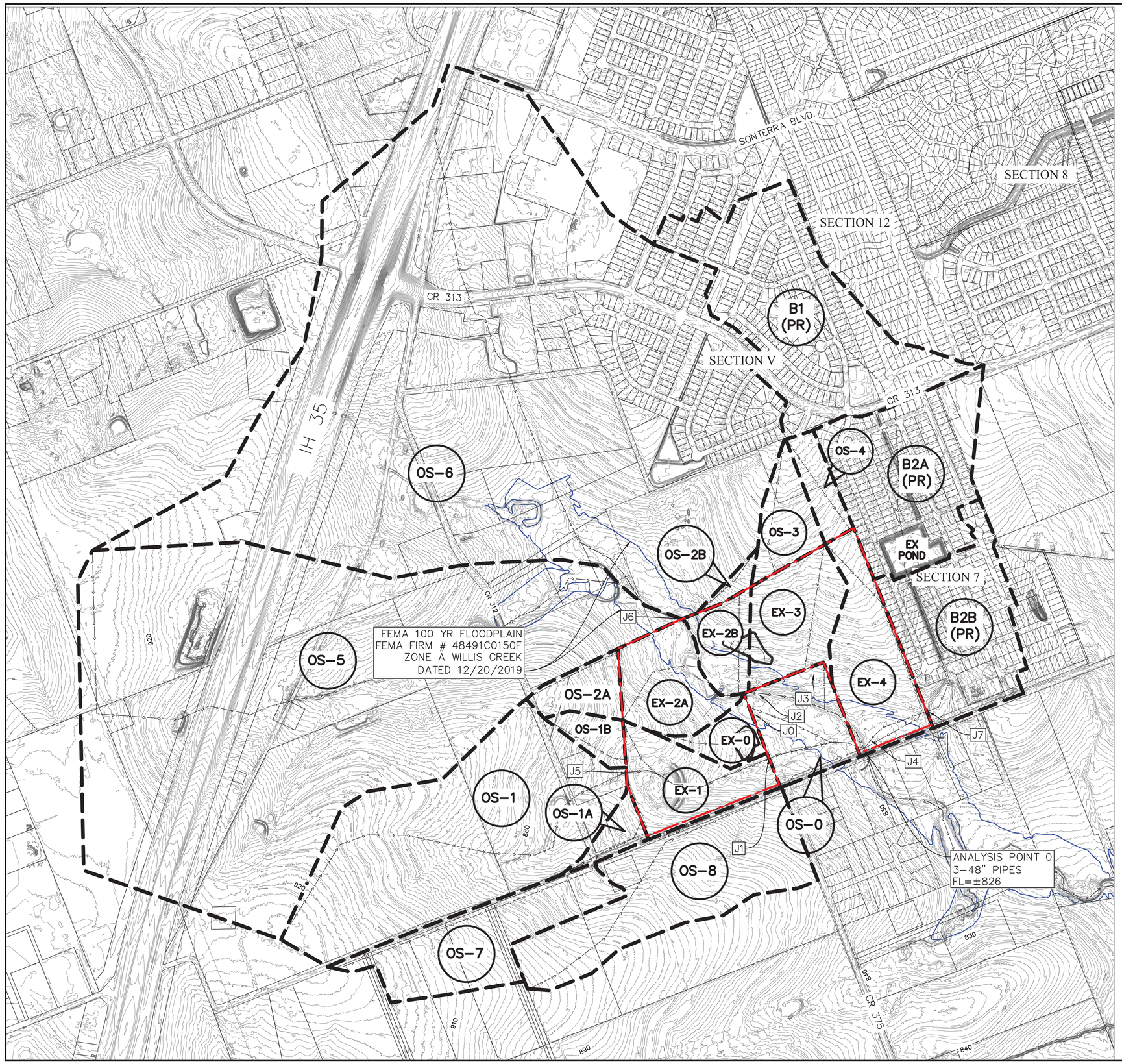
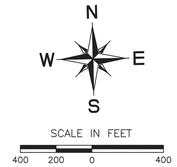
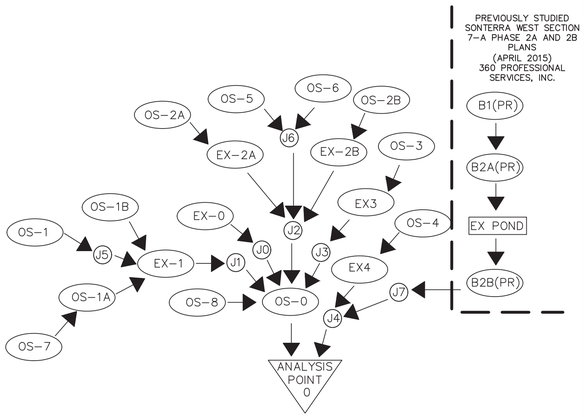




EXISTING CONDITIONS



EXISTING CONDITIONS - SCS METHOD SUMMARY										
Area ID	DA (ac.)	IC (ac.)	IC (%)	TOC (min.)	TOC (hr.)	CN	Q2	Q10	Q25	Q100
EX-0	5.6	0.0	0%	23	0.39	80.0	6	15	21	30
EX-1	16.9	0.0	0%	29	0.48	80.0	18	44	60	86
EX-2A	14.8	0.0	0%	27	0.45	80.0	16	39	53	77
EX-2B	8.2	0.0	0%	20	0.33	80.0	10	25	33	48
EX 3	16.7	0.0	0%	24	0.41	80.0	19	46	62	89
EX 4	21.2	0.0	0%	30	0.50	80.0	22	54	73	105
OS-0	14.7	0.7	5%	18	0.29	80.9	20	47	63	91
OS-1	77.2	15.4	20%	44	0.74	83.6	78	176	233	329
OS-1A	4.0	0.2	5%	19	0.31	80.9	5	12	17	24
OS-1B	4.4	0.2	5%	18	0.30	80.9	6	14	19	27
OS-2A	6.9	0.3	5%	18	0.30	80.9	9	22	29	42
OS-2B	1.8	0.1	5%	18	0.29	80.9	2	6	8	11
OS-3	9.4	0.5	5%	23	0.38	80.9	11	27	37	53
OS-4	5.7	0.3	5%	22	0.37	80.9	7	17	22	32
OS-5	236.3	70.9	30%	65	1.08	85.4	206	454	598	838
OS-6	335.1	117.3	35%	62	1.04	86.3	309	666	875	1220
OS-7	27.2	0.0	0%	24	0.39	77.0	27	71	98	143
OS-8	41.0	0.0	0%	33	0.54	77.0	35	93	128	187

NOTES:
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2. REFER TO THE ASSOCIATED RIO BRAVO SUBDIVISION DRAINAGE REPORT FOR ADDITIONAL INFORMATION (DATED FEBRUARY 2020 BY 360 PROFESSIONAL SERVICES, INC. F4932).

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LICENSED PROFESSIONAL ENGINEER
3/5/2020

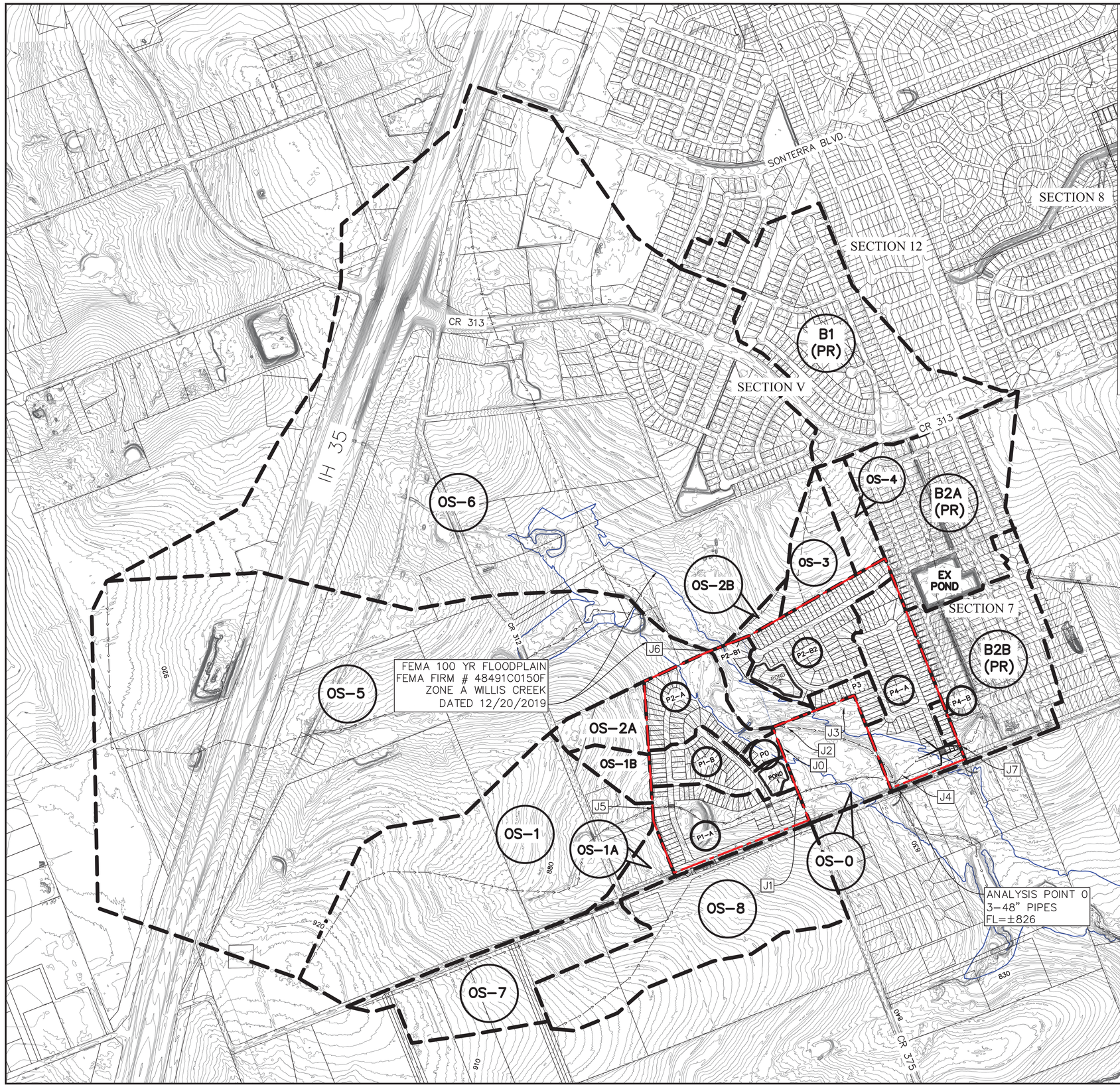
RIO BRAVO SUBDIVISION
(FORMERLY KNOWN AS EASTWOOD SUBDIVISION PHASE III)
JARRELL, TEXAS

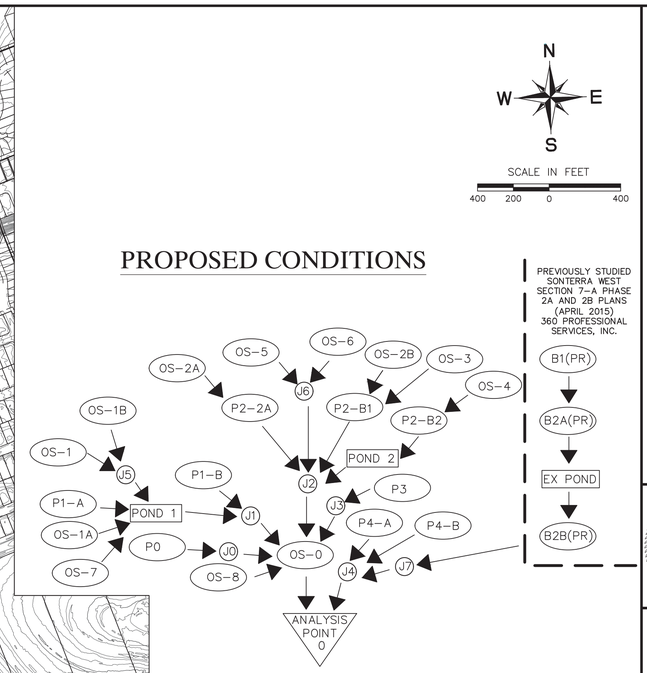
OVERALL EXISTING DRAINAGE AREA MAP

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2020
Project No.

SHEET
08

PLOT DATE: 3/5/2020 11:25am PLOTTED BY: leslie
LAYOUT: 8 SHEET: 8 OF 9 SHEETS
FILE: V:\Users\Leslie\Documents\SDGPS\Sonterra Development\Eastwood Phase III\Civil\Exhibits\DAM.dwg





PROPOSED CONDITIONS - SCS METHOD SUMMARY										
Area ID	DA (ac.)	IC (ac.)	IC (%)	TOC (min.)	TOC (hr.)	CN	Q2	Q10	Q25	Q100
P0	1.9	0.6	30%	10	0.17	85.4	4	8	10	14
P1-A	14.2	5.7	40%	22	0.37	87.2	24	51	67	93
P1-B	9.1	4.6	50%	15	0.25	89.0	18	36	46	63
P2-A	11.5	5.2	45%	17	0.28	88.1	21	43	56	77
P2-B1	6.1	1.2	20%	14	0.23	83.6	10	22	30	42
P2-B2	16.1	8.1	50%	16	0.27	89.0	31	62	80	110
P3	4.1	2.5	60%	10	0.17	90.8	9	18	23	32
P4-A	19.4	9.7	50%	17	0.28	89.0	36	74	96	131
P4-B	0.6	0.4	60%	15	0.25	90.8	1	2	3	4

ANALYSIS POINT FLOW DISCHARGE (CFS)								
NODE	2 YR (EX)	2 YR (PR)	10 YR (EX)	10 YR (PR)	25 YR (EX)	25 YR (PR)	100 YR (EX)	100 YR (PR)
AP 0	801	783	1,779	1,710	2,353	2,252	3,293	3,159
J0	6	4	15	8	21	10	30	14
J1	119	120	285	280	385	376	552	538
J2	532	546	1,160	1,182	1,526	1,552	2,131	2,180
J3	29	9	72	18	97	23	140	32
J4	111	111	240	232	314	300	432	412
J5	78	81	176	183	233	243	329	344
J6	514	514	1,118	1,118	1,471	1,471	2,053	2,053
J7	87	87	176	176	227	227	305	305

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RIO BRAVO SUBDIVISION
(FORMERLY KNOWN AS EASTWOOD SUBDIVISION PHASE III)
JARRELL, TEXAS

OVERALL PROPOSED DRAINAGE AREA MAP

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2020
Project No.

SHEET
09

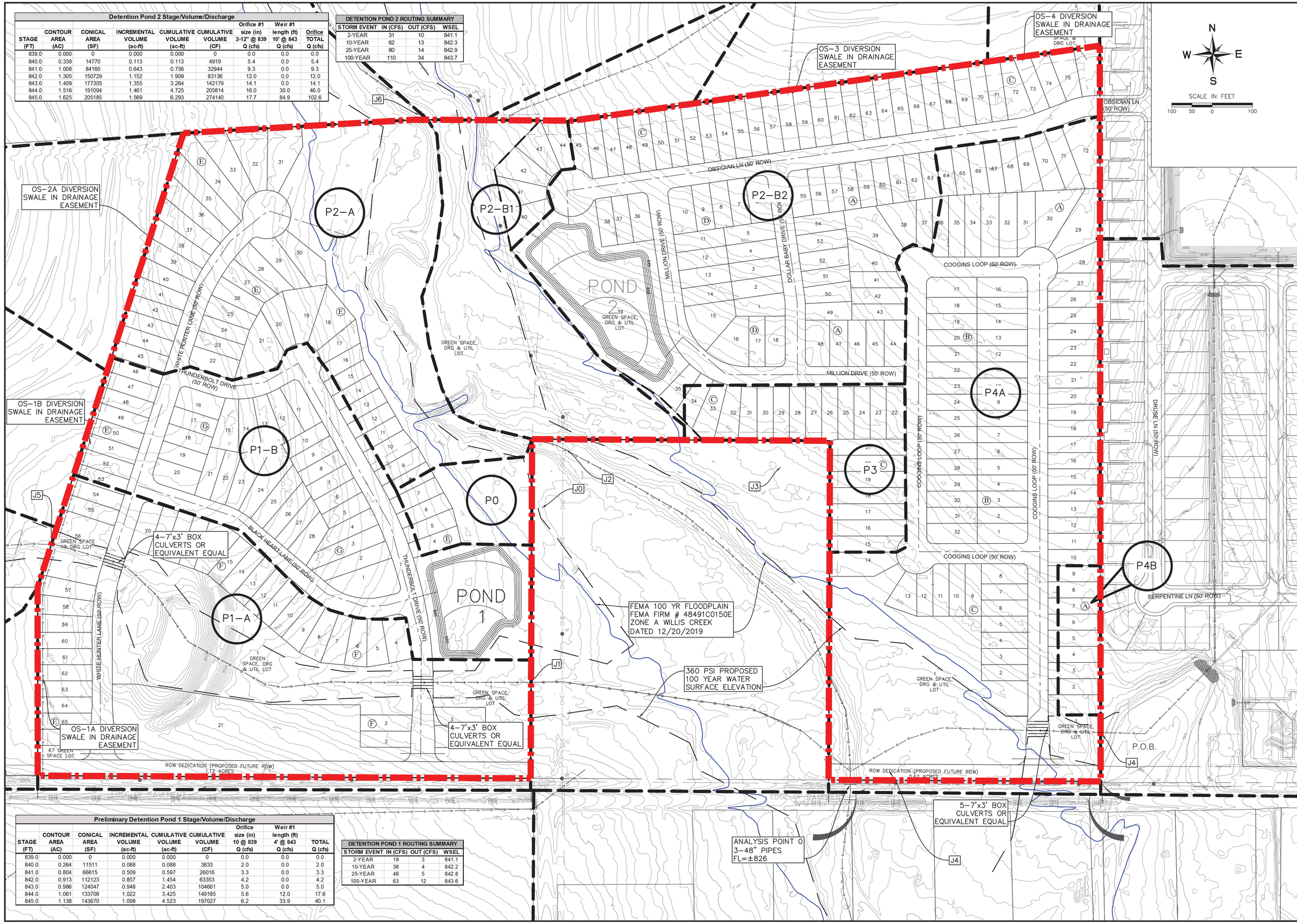
PLOTTED BY: leslie
PLOT DATE: 3/5/2020 11:27am
LAYOUT: Layout1
SIZE: 36" x 24"
REF: G:\Users\Les\Documents\Acad19\Contract Development\Eastwood Phase III\Civil\Exhibits\DAM.dwg

Detention Pond 2 Stage/Volume/Discharge

STAGE (FT)	CONTOUR AREA (AC)	CONICAL AREA (SF)	INCREMENTAL VOLUME (ac-ft)	CUMULATIVE VOLUME (ac-ft)	CUMULATIVE VOLUME (CF)	Orifice #1 size (in) 2-12" @ 839 Q (cfs)	Weir #1 length (ft) 10' @ 843 Q (cfs)	Orifice TOTAL Q (cfs)
839.0	0.000	0	0.000	0.000	0	0.0	0.0	0.0
840.0	0.339	14770	0.113	0.113	4919	5.4	0.0	5.4
841.0	1.008	84160	0.643	0.756	32944	9.3	0.0	9.3
842.0	1.305	150729	1.152	1.909	83136	12.0	0.0	12.0
843.0	1.409	177305	1.355	3.264	142179	14.1	0.0	14.1
844.0	1.516	191094	1.461	4.725	205814	16.0	30.0	46.0
845.0	1.625	205185	1.569	6.293	274140	17.7	84.9	102.6

DETENTION POND 2 ROUTING SUMMARY

STORM EVENT	IN (CFS)	OUT (CFS)	WSEL
2-YEAR	31	10	841.1
10-YEAR	62	13	842.3
25-YEAR	80	14	842.9
100-YEAR	110	34	843.7



Preliminary Detention Pond 1 Stage/Volume/Discharge

STAGE (FT)	CONTOUR AREA (AC)	CONICAL AREA (SF)	INCREMENTAL VOLUME (ac-ft)	CUMULATIVE VOLUME (ac-ft)	CUMULATIVE VOLUME (CF)	Orifice size (in) 10 @ 839 Q (cfs)	Weir #1 length (ft) 4' @ 843 Q (cfs)	TOTAL Q (cfs)
839.0	0.000	0	0.000	0.000	0	0.0	0.0	0.0
840.0	0.264	11511	0.088	0.088	3833	2.0	0.0	2.0
841.0	0.804	66615	0.509	0.597	26016	3.3	0.0	3.3
842.0	0.913	112123	0.857	1.454	63353	4.2	0.0	4.2
843.0	0.986	124047	0.948	2.403	104661	5.0	0.0	5.0
844.0	1.061	133708	1.022	3.425	149185	5.6	12.0	17.6
845.0	1.138	143670	1.098	4.523	197027	6.2	33.9	40.1

DETENTION POND 1 ROUTING SUMMARY

STORM EVENT	IN (CFS)	OUT (CFS)	WSEL
2-YEAR	18	3	841.1
10-YEAR	36	4	842.2
25-YEAR	46	5	842.8
100-YEAR	63	12	843.6

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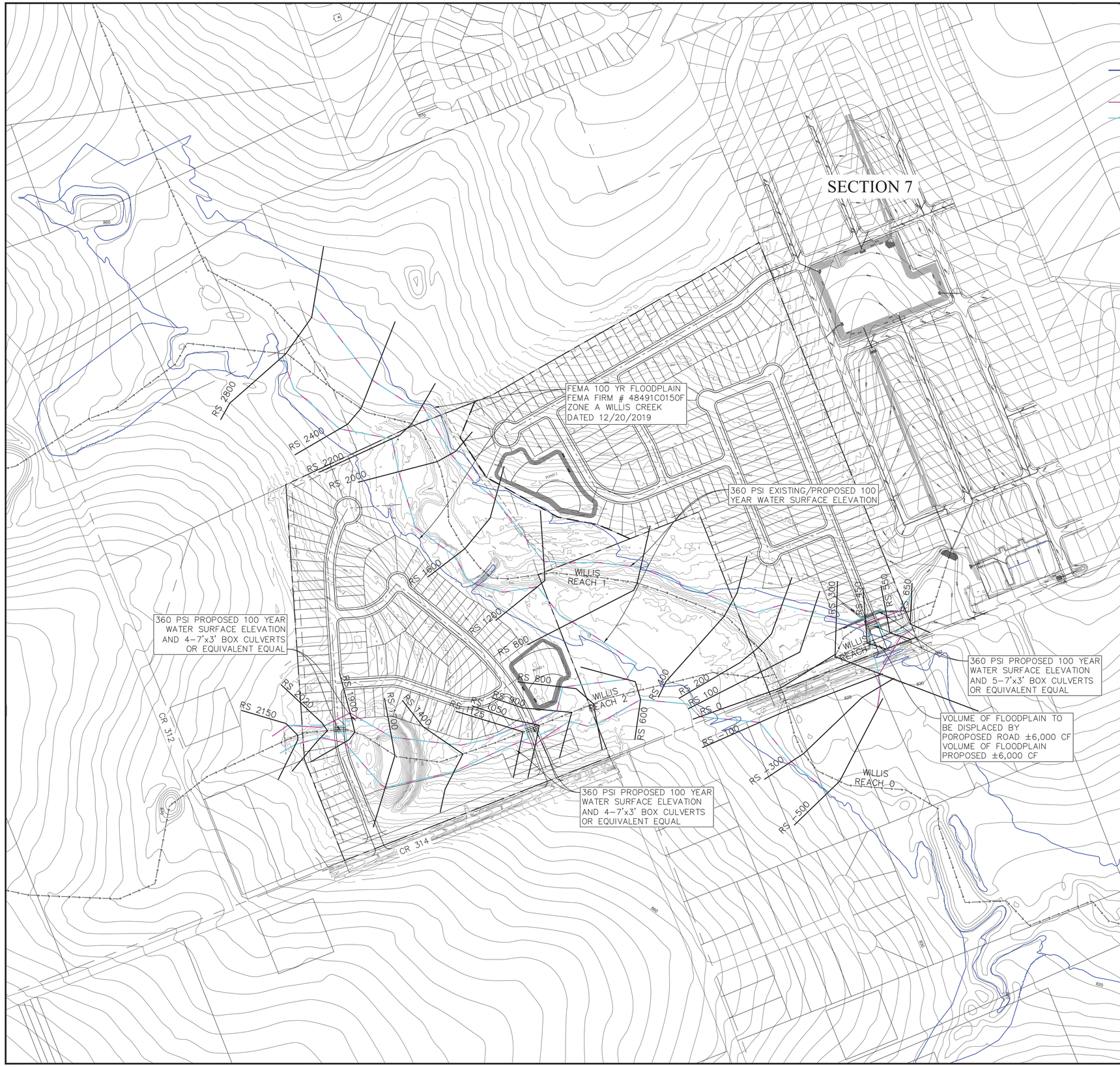
3/3/2020

RIO BRAVO SUBDIVISION
(FORMERLY KNOWN AS EASTWOOD SUBDIVISION PHASE III)
JARRELL, TEXAS

PROPOSED ON-SITE DRAINAGE AND PRELIMINARY POND CALCULATIONS

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2020
Project No.

SHEET
10



LEGEND

- FEMA 100 YEAR FLOODPLAIN ZONE A FIRM #48491C0150F
- 360 PSI EXISTING 100 YR WATER SURFACE ELEVATION
- 360 PSI PROPOSED 100 YR WATER SURFACE ELEVATION

N W E S

SCALE IN FEET
200 100 0 200

100 YEAR EXISTING HEC RAS OUTPUT (02/17/20)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)
1	2800	100 YR	2055	847.8	851.0		851.3	4.3	502.0	270.6
1	2400	100 YR	2055	843.0	846.5	846.5	847.4	7.8	276.0	183.1
1	2200	100 YR	2055	839.5	844.4		844.8	5.2	450.7	193.3
1	2000	100 YR	2055	838.8	843.6		843.9	5.0	499.9	240.0
1	1600	100 YR	2135	838.3	841.7		841.9	5.0	566.1	332.7
1	1200	100 YR	2135	832.5	836.7	836.7	837.9	8.7	258.0	132.7
1	800	100 YR	2135	829.9	834.9		835.2	4.6	682.4	389.4
1	400	100 YR	2300	827.9	832.4	832.0	833.0	6.5	434.3	264.6
1	200	100 YR	2300	826.0	832.2		832.3	3.4	1045.1	430.6
2	2150	100 YR	330	857.4	859.4	859.4	859.8	6.5	76.9	91.1
2	2020	100 YR	330	855.2	856.6	856.6	857.19	6.0	58.6	55.8
2	1900	100 YR	330	853	855.4	855.4	855.8	6.3	89.9	127.1
2	1700	100 YR	330	845.6	847.8		847.85	0.8	433.3	228.2
2	1400	100 YR	330	846.5	847.5	847.4	847.7	3.9	97.5	163.9
2	1125	100 YR	555	841.6	843.5	843.5	843.95	5.6	108.7	138.3
2	1050	100 YR	555	840.8	842.3	842.3	842.71	5.2	110.8	150.3
2	900	100 YR	555	838.5	840.4	840.4	840.81	6.0	141.8	176.5
2	800	100 YR	555	837.5	839.1	838.8	839.22	4.7	202.1	272.3
2	600	100 YR	555	835.5	836.8	836.8	837.09	5.1	140.9	229.4
3	650	100 YR	435	835.5	836.6	836.6	837.03	5.1	87.1	113.9
3	550	100 YR	435	832	833.9	833.8	834.17	4.0	108.3	132.4
3	450	100 YR	435	831	832.3	832.3	832.71	5.1	88.1	121.5
3	300	100 YR	435	829.5	832.2		832.23	0.4	1419.3	722.7
0.5	120	100 YR	3295	826	832.1		832.17	2.6	1773.2	645.1
0.5	100	100 YR	3295	825.8	832.1		832.16	2.6	1767.2	644.3
0	0	100 YR	3295	825.6	832.0	831.0	832.09	3.2	1584.0	692.0
0	-5		Culvert							
0	-100	100 YR	3295	825	830.0	830.0	830.4	6.4	902.8	549.3
0	-300	100 YR	3295	824.5	829.0	828.4	829.28	7.1	871.4	481.5
0	-500	100 YR	3295	823.9	827.8	827.3	828.23	8.1	743.5	402.2

100 YEAR PROPOSED HEC RAS OUTPUT (02/17/20)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)
1	2800	100 YR	2055	847.8	851.0		851.3	4.3	502.0	270.6
1	2400	100 YR	2055	843.0	846.5	846.5	847.4	7.8	276.0	183.1
1	2200	100 YR	2055	839.5	844.4		844.8	5.2	451.3	193.5
1	2000	100 YR	2055	838.8	843.6		843.9	5.0	503.2	240.4
1	1600	100 YR	2180	838.3	841.7		842.0	5.1	576.7	334.5
1	1200	100 YR	2180	832.5	836.7	836.7	837.9	8.7	262.0	134.3
1	800	100 YR	2180	829.9	834.9		835.2	4.8	676.0	387.9
1	400	100 YR	2230	827.9	832.4		833.0	6.4	422.5	259.9
1	200	100 YR	2230	826.0	832.2		832.3	3.3	1027.6	427.8
2	2150	100 YR	345	857.4	859.4	859.4	859.9	6.5	80.1	93.6
2	2020	100 YR	345	855.2	857.9	856.6	858.1	3.5	98.5	162.6
2	1940		Culvert							
2	1900	100 YR	345	853.0	854.4	854.4	855.1	6.8	51.0	63.3
2	1700	100 YR	345	845.6	847.9		847.9	0.8	438.3	228.6
2	1400	100 YR	345	846.5	847.4	847.4	847.7	4.5	89.1	169.3
2	1125	100 YR	540	841.6	845.3	843.5	845.6	4.1	133.3	108.0
2	1055		Culvert							
2	1050	100 YR	540	840.8	842.7	842.7	843.7	7.8	69.0	197.6
2	900	100 YR	540	838.5	840.4	840.4	840.8	6.0	139.0	175.6
2	800	100 YR	540	837.5	839.1	838.8	839.2	4.6	197.5	270.7
2	600	100 YR	540	835.5	836.7	836.7	837.1	5.0	138.3	227.3
3	650	100 YR	415	835.5	836.3	836.3	836.7	4.7	89.7	137.4
3	550	100 YR	415	830.3	832.6	831.7	832.9	4.2	98.6	60.7
3	455		Culvert							
3	450	100 YR	415	830.0	832.0	831.5	832.4	5.0	83.0	178.8
3	300	100 YR	415	829.5	832.2		832.2	0.4	1386.3	713.2
0.5	120	100 YR	3160	826.0	832.1		832.1	2.6	1750.8	642.9
0.5	100	100 YR	3160	825.8	832.1		832.1	2.6	1745.3	642.1
0	0	100 YR	3160	825.6	832.0	831.0	832.1	3.1	1564.1	688.0
0	-5		Culvert							
0	-100	100 YR	3160	825.0	830.0	830.0	830.4	6.2	898.8	548.4
0	-300	100 YR	3160	824.5	828.9	828.4	829.2	7.0	843.0	476.0
0	-500	100 YR	3160	823.9	827.8	827.2	828.2	8.0	719.3	394.9

Drainage Model Analysis Points vs. HEC-RAS Flow Data

HEC-RAS Station	Analysis Point	100 Year Flows (CFS)			
		Existing DAM	Existing HEC-RAS	Proposed DAM	Proposed HEC-RAS
Reach 0 - Sta. 0	AP0	3,293	3,295	3,159	3,160
Reach 0.5 - Sta. 120	AP0	3,293	3,295	3,159	3,160
Reach 1 - Sta. 400	J0+J2+J3	2,300	2,300	2,227	2,230
Reach 1 - Sta. 1600	J2	2,131	2,135	2,180	2,180
Reach 1 - Sta. 2800	J6	2,053	2,055	2,053	2,055
Reach 2 - Sta. 1125	J1	552	555	538	540
Reach 2 - Sta. 2150	J5	329	330	344	345
Reach 3 - Sta. 650	J4	432	435	412	415

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84652
LICENSED PROFESSIONAL ENGINEER
3/5/2020

RIO BRAVO SUBDIVISION
(FORMERLY KNOWN AS EASTWOOD SUBDIVISION PHASE III)
JARRELL, TEXAS

HEC-RAS SCHEMATIC

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2020
Project No.

SHEET
11

PLOTTED BY: leslie
PLOT DATE: 3/5/2020 11:38am
LAYOUT: 200
Sign A: 0

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3/5/2020

RIO BRAVO SUBDIVISION
(FORMERLY KNOWN AS EASTWOOD SUBDIVISION PHASE III)
JARRELL, TEXAS

OVERALL UTILITY LAYOUT

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2020
Project No.

SHEET
12

PLOTTED BY: leslie
PLOT DATE: 3/2/2020 11:49am
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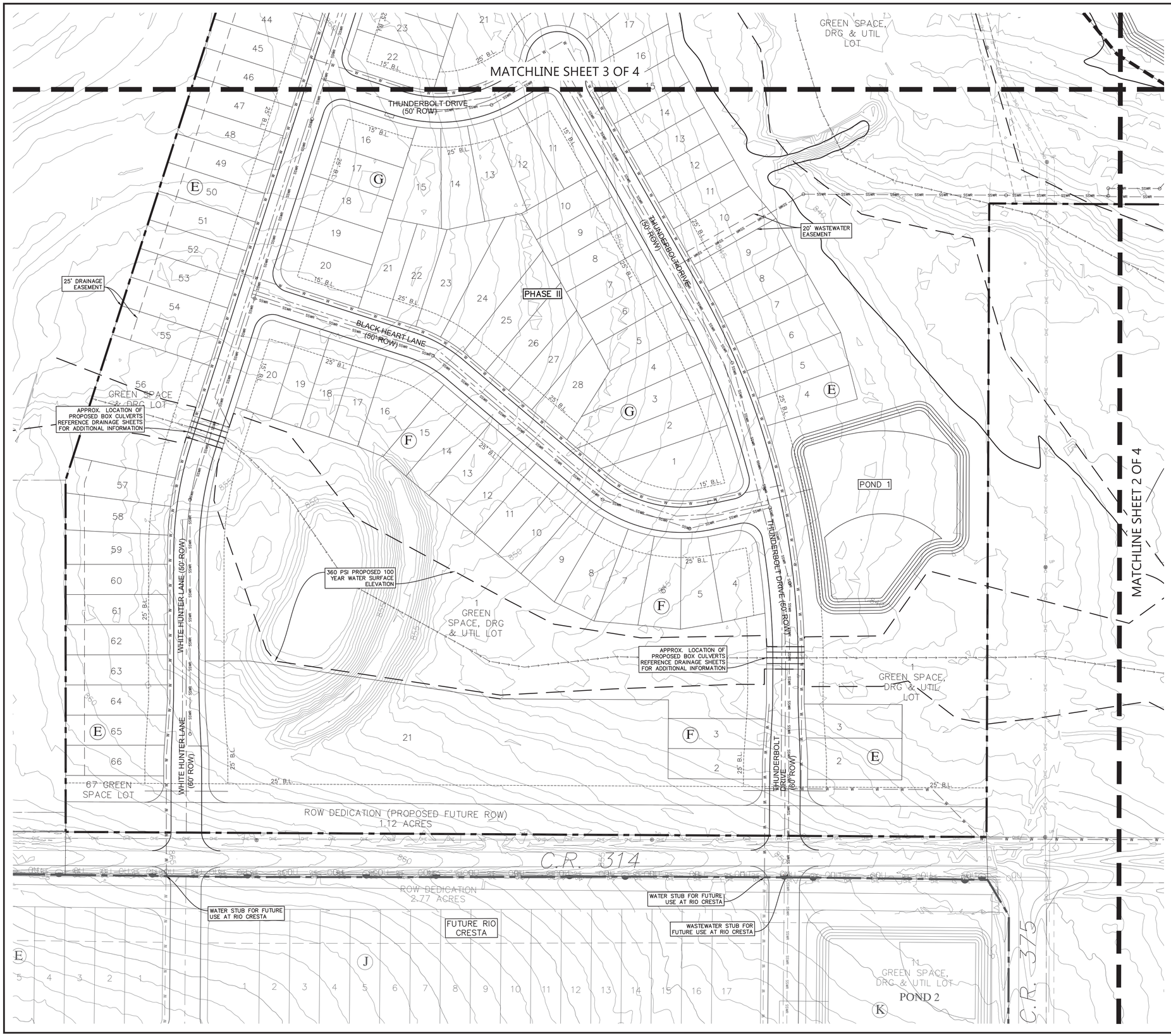
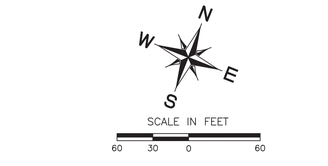
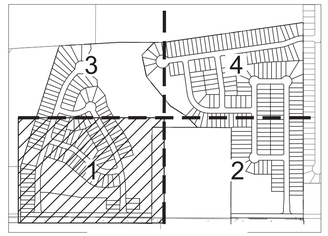
XREF: 1 XRef(s) attached: Base with Parcel Lines & Contours, Base Elevations, Base Roads, Base Structures, Base Water, Base Wastewater, Base Drainage, Base Utilities
LAYOUT: util







LOCATION MAP
N.T.S.

LEGEND

- SUBJECT PROPERTY
- PROPERTY LINES
- PROP. WATER LINE
- PROP. WASTEWATER LINE

NOTES:
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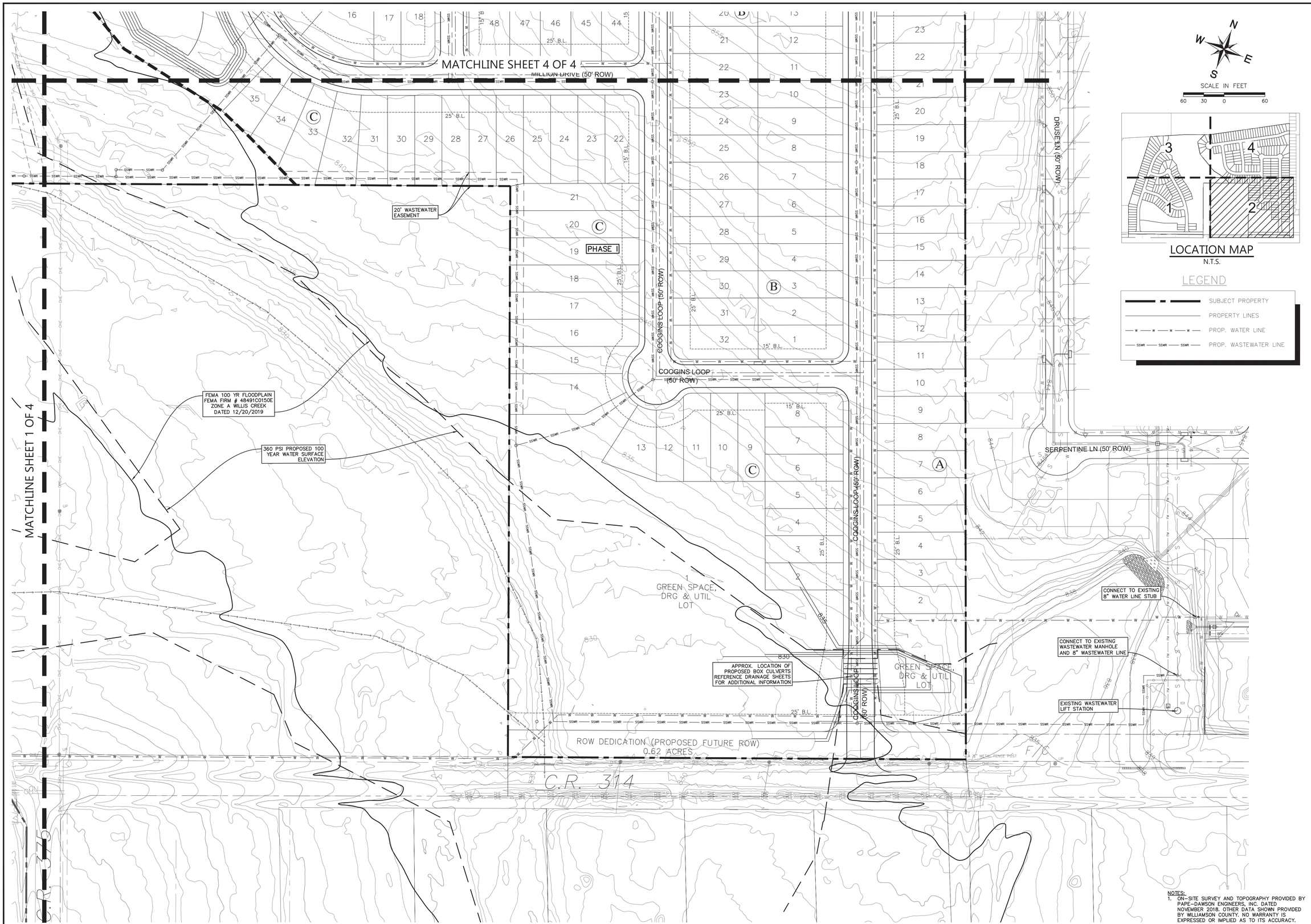
RIO BRAVO SUBDIVISION
(FORMERLY KNOWN AS EASTWOOD SUBDIVISION PHASE III)
JARRELL, TEXAS

UTILITY LAYOUT (SHEET 1 OF 4)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2020
Project No.

SHEET
13

PLOTTED BY: kelsie
PLOT DATE: 3/25/2020 11:01am
LAYOUT: UTIL 01 PAGE: 3 Sign-off
XREF: X:\Open Views\Documents\3000's\Systems Development\Contexed Phase 3\Civil\Utils\Contexed III Prelim Plot.DWG
PSE: X:\PAPE-DAWSON\PROJECTS\RIO BRAVO - EASTWOOD\RIO BRAVO - EASTWOOD - PHASE III\Plot Plan\Contexed III Prelim Plot.pc3



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RIO BRAVO SUBDIVISION
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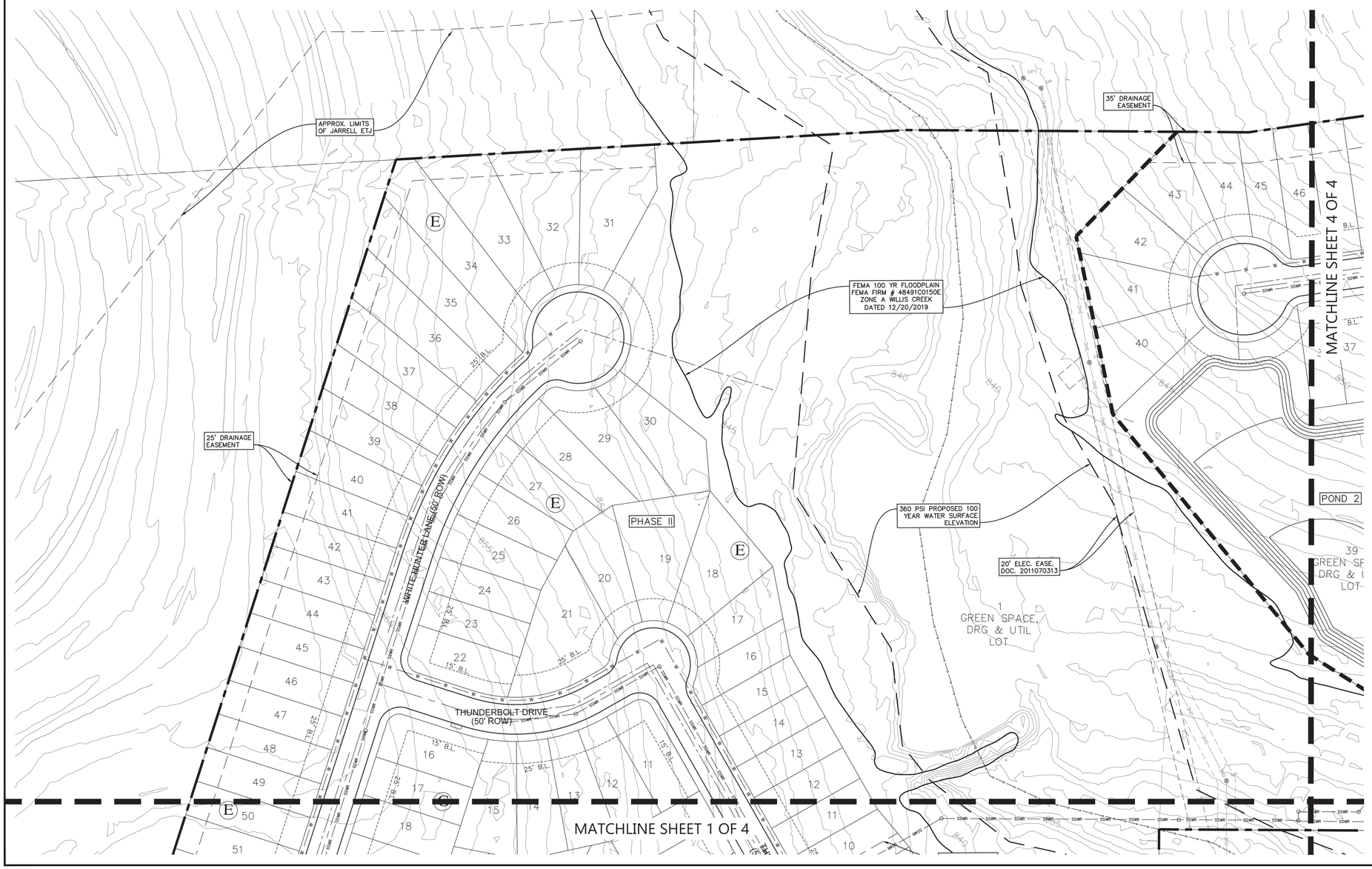
JARRELL, TEXAS

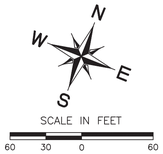
UTILITY LAYOUT (SHEET 2 OF 4)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2020
Project No.

SHEET
14

PLOTTED BY: leslie
PLOT DATE: 3/25/2020 11:52am
FILE: C:\Users\leslie\Documents\360PS\Contract Development\Eastwood Phase III\Civil\Plots\Eastwood III Prelim Plot.DWG LAYOUT: UTIL 02
XREFS: C:\360 xfr collection\Base Layer\Base Layer.dwg;C:\360 xfr collection\Utility Layer\Utility Layer.dwg





SCALE IN FEET

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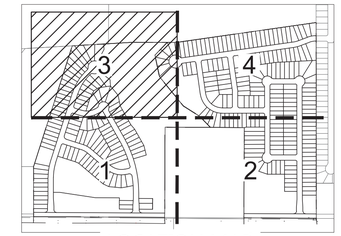

LOCATION MAP

N.T.S.

LEGEND

- SUBJECT PROPERTY
- PROPERTY LINES
- PROP. WATER LINE
- PROP. WASTEWATER LINE

NOTES:

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3/5/2020

RIO BRAVO SUBDIVISION
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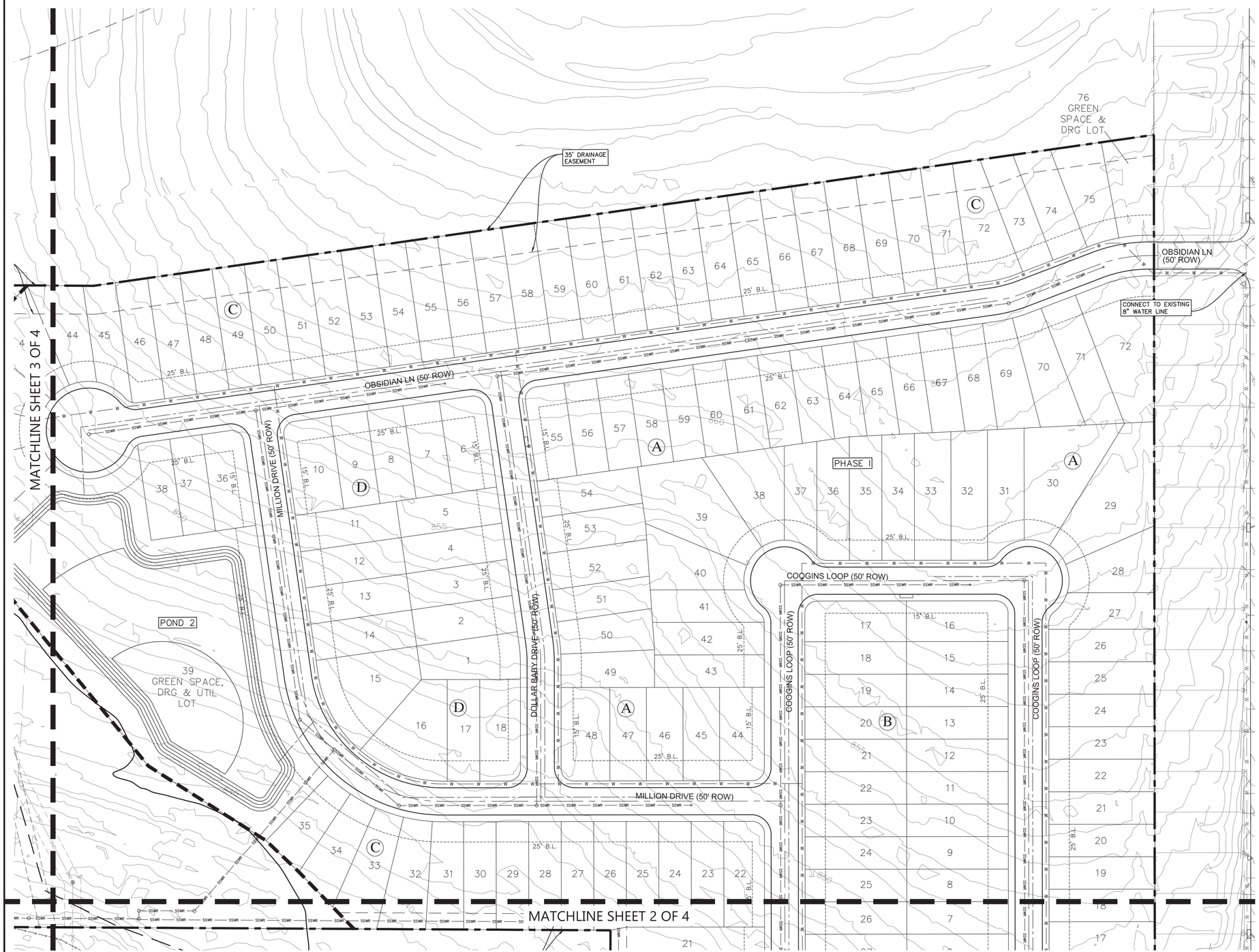
JARRELL, TEXAS

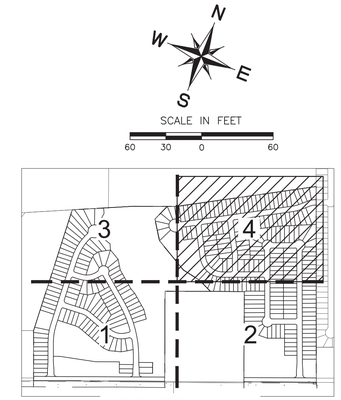
UTILITY LAYOUT (SHEET 3 OF 4)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2020
Project No.

SHEET
15

PLOTTED BY: nesis
PLOT DATE: 3/5/2020 11:10am
PAGE SETUP: 15-UTL
LAYOUT: UTL 03
FILE: V:\User Views\Documents\3009PS\Sinters Development\Cortexial Phase III\Civil\Models\Eastwood III Phase Plot.DWG





LOCATION MAP
N.T.S.

LEGEND

- SUBJECT PROPERTY
- PROPERTY LINES
- PROP. WATER LINE
- PROP. WASTEWATER LINE

NOTES:
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3/5/2020

RIO BRAVO SUBDIVISION
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JARRELL, TEXAS

UTILITY LAYOUT (SHEET 4 OF 4)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: MARCH 2020
Project No.

SHEET
16

PLOTTED BY: leslie
PLOT DATE: 3/25/2020 11:48am
FILE: C:\Users\leslie\Documents\WORK\Sunterra Development\Eastwood Phase III\Civil\Admin\Eastwood III Prelim Plat.DWG
LAYOUT: UTIL C4 Sheet 16 of 16 Phase 3 Utility Layout Plan