



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, January 14, 2020

6:00 PM

City Council Chambers

630 East Hopkins St.

I. Call To Order

II. Roll Call

III. Chairperson's Opening Remarks

EXECUTIVE SESSION

NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.

IV. 30 Minute Citizen Comment Period

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of November 12, 2019.
2. Consider approval of the minutes of the regular meeting of December 10, 2019.
3. PC-18-42_03 (Trace El Rio Street) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, for approval of a Final Plat for approximately 1.830 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located at the 1300 Block of Van Horn Trace. (A. Villalobos)
4. PC-19-50 (LaSalle Holdings Prelim) Consider a request by Joann Eagle P.E. on behalf of La Salle Holdings, LLC to amend a preliminary plat consisting of 1748 acres more or less out of the William Hemphill Survey, Abstract 221, generally located at near the intersection of Yarrington Road and County Road 158. (W. Parrish)

PUBLIC HEARINGS

5. PC-19-48 (Blanco Riverwalk IIA Replat) Hold a public hearing and consider a request by Hermann Vigil, on behalf of BRW Office Holdings, LLC, for approval of a replat of Blanco Riverwalk Subdivision II A, consisting of approximately 10.77 acres located at the intersection of North Interstate 35 and Chuck Nash Loop. (T. Carpenter)

V. Question and Answer Session with Press and Public.

This is an opportunity for the Press and Public to ask questions related to items on this agenda.

VI. Adjournment

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____

_____ Title:



Legislation Text

File #: ID#19-869, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the regular meeting of November 12, 2019.

Meeting date: January 14, 2020

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: Click or tap here to enter text.

Account Number: Click or tap here to enter text.

Funds Available: Click or tap here to enter text.

Account Name: Click or tap here to enter text.

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services
- Not Applicable

File #: ID#19-869, **Version:** 1

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

Click or tap here to enter text.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Click or tap here to enter text.



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, November 12, 2019

6:00 PM

City Council Chambers

630 East Hopkins St.

I. Call To Order

With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Garber at 6:00 p.m. on Tuesday, November 12, 2019 in the City Council Chamber of the City of San Marcos, City Hall, 630 East Hopkins St., San Marcos, Texas.

II. Roll Call

- Present** 8 - Commissioner Maxfield Baker, Commissioner Mike Dillon, Commissioner Jim Garber, Commissioner Matthew Haverland, Commissioner Kate McCarty, Commissioner Betseygail Rand, Commissioner Gabrielle Moore, and Commissioner Travis Kelsey
- Absent** 1 - Commissioner Mark Gleason

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

Lisa Marie Coppoletta, 1322 Belvin, said it's troubling that one email to Saul Gonzales resulted in the bulb-out being ripped out in front of her house. She said the neighbor lied and said they couldn't back out their truck because of it. She said five Heritage Live Oak trees will die as a result of ripping them out. She said she was told the sidewalk couldn't be built from the curb because it would flood her house. She said every person on her block has gotten theirs but her, and she's tired of being harassed.

CONSENT AGENDA

1. Consider approval of the minutes of the regular meeting of October 22, 2019.

A motion was made by Commissioner Baker, seconded by Commissioner McCarty, that the Consent Agenda be approved. The motion carried by the following vote:

- For:** 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey
- Against:** 0
- Absent:** 1 - Commissioner Gleason

PUBLIC HEARINGS

2. CUP-19-29 (Wok and Roll) Hold a public hearing and consider a request from Lai Mei Wan for a Conditional Use Permit for a mixed beverage permit for on-premise consumption of alcohol at 812 South Guadalupe St. Suite 101. (W. Parrish)

Chair Garber opened the Public Hearing.

Will Parrish, Planner, gave an overview of the request.

Chair Garber closed the Public Hearing.

Discussion ensued.

A motion was made by Commissioner Kelsey, seconded by Commissioner Rand, that CUP-19-29 (Wok and Roll) be approved with the following conditions: 1.) Permit shall be valid for a lifetime, provided standards are met; and 2.) The permit shall be posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

Absent: 1 - Commissioner Gleason

3. CUP-19-31 (Cheddars) Hold a public hearing and consider a request by Cheddar's Casual Café, Inc. on behalf of TFG San Marcos SC, LP for a Conditional Use Permit for a mixed beverage permit for on-premise consumption of alcohol at 2540 South IH 35. (W. Parrish)

Chair Garber opened the Public Hearing.

Will Parrish, Planner, gave an overview of the request.

Courtney Heirhart, 14901 Quorum Dr., Dallas, TX spoke in favor of the item. She is the Site Development Consultant for the project. She said they are excited to be in San Marcos. She mentioned that alcohol sales for the restaurant ranges between 8-9 percent. The restaurant is in 28 states throughout the United States. She said the company has been in business since 1979.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Baker, seconded by Commissioner Dillon, that CUP-19-31 (Cheddars) be approved with the following conditions: 1.) Permit shall be valid for one (1) year, provided standards are met; 2.) The permit shall be posted in the same area and manner as the Certificate of

Occupancy; and 3.) The permit shall be valid upon the issuance of a Certificate of Occupancy. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

Absent: 1 - Commissioner Gleason

4. Hold a public hearing and consider a recommendation to the City Council regarding text amendments to the San Marcos Land Development Code to address typographical and technical errors, Historic Preservation Resolutions, and to implement changes related to the 2019 Legislative Session. (S. Caldwell)

Chair Garber opened the Pubic Hearing.

Shavon Caldwell, Planner, gave an overview of the request.

Lisa Marie Coppoletta, 1322 Belvin, said why even show up to open houses and workshops for the Code, because none of the suggestions made it in there. She said there's no protection for Heritage Live Oaks or Native American artifacts right now. She said developers are being held to a higher standard than City staff when it comes to sidewalk projects.

Chair Garber closed the Public Hearing.

Discussion ensued.

A motion was made by Commissioner Kelsey, seconded by Commissioner Rand that the main motion be amended so that Items #7 and #25 (Prohibit painting of previously unpainted masonry, include administrative Certificate of Appropriateness for approval of painting buildings in Downtown Historic District) be removed until more information is available. The amendment was withdrawn.

A motion was made by Commissioner Kelsey, seconded by Commissioner Baker, that the main motion be amended so that more information on the effects of paint on brick and stone material is provided before a decision is made on Items #7 and #25 (Prohibit painting of previously unpainted masonry, include administrative Certificate of Appropriateness for approval of painting buildings in Downtown Historic District). The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

Absent: 1 - Commissioner Gleason

A motion was made by Commissioner Kelsey, seconded by Commissioner Baker, that the main motion be amended removing Item #16 (Allow 3:1 length to width ratio lots (elongated) for use as townhomes or zero lot line lots). The motion carried by the following vote:

For: 6 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Haverland, Commissioner McCarty and Commissioner Kelsey

Against: 2 - Commissioner Rand and Commissioner Moore

Absent: 1 - Commissioner Gleason

A motion was made by Commissioner Moore, seconded by Commissioner Kelsey, that the main motion be amended to include removal of Item C under Section 4.5.2.1 Historic District (Historic paint palettes from all major paint manufacturers are allowed.) The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

Absent: 1 - Commissioner Gleason

NON-CONSENT AGENDA

5. Discuss and consider approval of the 2020 Planning and Zoning Commission Meeting Date Calendar.

A motion was made by Commissioner Kelsey, seconded by Commissioner Baker, that the 2020 Planning and Zoning Commission Meeting Date Calendar be approved with the removal of July 14, November 24 and December 22, 2020 dates. The motion carried by the following vote:

For: 8 - Commissioner Baker, Commissioner Dillon, Commissioner Garber, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Kelsey

Against: 0

Absent: 1 - Commissioner Gleason

V. Question and Answer Session with Press and Public.

There were no questions from the Press or Public.

VI. Adjournment

The meeting was adjourned at 7:39 p.m.

EXECUTIVE SESSION

Notice of Assistance at the Public Meetings

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____

_____ Title:



Legislation Text

File #: ID#19-878, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the regular meeting of December 10, 2019.

Meeting date: January 14, 2020

Department: Planning & Zoning Commission

Amount & Source of Funding

Funds Required: Click or tap here to enter text.

Account Number: Click or tap here to enter text.

Funds Available: Click or tap here to enter text.

Account Name: Click or tap here to enter text.

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services
- Not Applicable

File #: ID#19-878, **Version:** 1

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

Click or tap here to enter text.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Click or tap here to enter text.



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Draft Planning and Zoning Commission

Tuesday, December 10, 2019

6:00 PM

City Council Chambers

630 East Hopkins St.

I. Call To Order

With a quorum present the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Garber at 6:00 p.m. on Tuesday, December 12, 2020 in the City Council Chamber of the City of San Marcos, City Hall, 630 East Hopkins St., San Marcos, Texas.

II. Roll Call

Commissioner Rand was present for the meeting, but not during Roll Call.

Present 8 - Commissioner Mike Dillon, Commissioner Jim Garber, Commissioner Mark Gleason, Commissioner Matthew Haverland, Commissioner Kate McCarty, Commissioner Betseygail Rand, Commissioner Gabrielle Moore, and Commissioner William Agnew

Absent 1 - Commissioner Travis Kelsey

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

There were no speakers.

CONSENT AGENDA

1. PC-19-58 (Blanco Vista, Tract K-2A) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 5.687 acres, more or less, out of the William Ward League, Abstract 467, located east of Old Stagecoach Road, north of Royal Oak Boulevard. (A. Brake)

A motion was made by Commissioner Gleason, seconded by Commissioner McCarty, that the Consent Agenda be approved. The motion carried by the following vote:

For: 7 - Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Moore and Commissioner Agnew

Against: 0

Absent: 2 - Commissioner Rand and Commissioner Kelsey

PUBLIC HEARINGS

2. CUP-19-30 (Ginger Sushi) Hold a public hearing and consider a request by Hanzoku LLC for a Conditional Use Permit to allow for the sale of beer and wine for on-premise consumption at 212 North LBJ Drive. (W. Parrish)

Chair Garber opened the Public Hearing.

Will Parrish, Planner, gave an overview of the request.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Haverland, seconded by Commissioner Dillon, that CUP-19-30 (Ginger Sushi) be approved with the following conditions: 1.) Permit is valid for one (1) year, provided standards are met; and 2.) The permit is posted in the same area and manner as the Certificate of Occupancy. The motion carried by the following vote:

For: 7 - Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Moore and Commissioner Agnew

Against: 0

Absent: 2 - Commissioner Rand and Commissioner Kelsey

3. CUP-19-33 (Cheatham Street Expansion) Hold a public hearing and consider a request by Gemini Bar LLC to expand a Conditional Use Permit to allow for the sale of mixed alcoholic beverages for on-premise consumption at Cheatham Street Warehouse, located at 119 Cheatham Street and 390 South LBJ Drive. (W. Parrish)

Chair Garber opened the Public Hearing.

Will Parrish, Planner, gave an overview of the request.

Chair Garber closed the Public Hearing.

Discussion ensued.

A motion was made by Commissioner Gleason, seconded by Commissioner Dillon, that CUP-19-33 (Cheatham Street Expansion) be approved with Staff recommendations.

A motion was made by Commissioner Gleason, seconded by Commissioner Rand, that the main motion be amended so that: No amplified live music shall be allowed outdoors or in other unconditioned areas except Friday and Saturday from 11 a.m. - 11 p.m. (Condition #4.)

Commissioner Gleason and Commissioner Rand modified the previous amendment so that: The applicant may apply for a special event permit for outdoor amplified live music up to four times per year on Friday and Saturday between 11 am-11 pm. (No changes are needed to Condition #4.) The motion carried by the following vote:

For: 8 - Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Agnew

Against: 0

Absent: 1 - Commissioner Kelsey

Chair Garber called for a vote on the main motion of CUP-19-33 (Cheatham Street Expansion) with the following conditions: 1.) Permit shall be valid for one (1) year, provided standards are met; 2.) The permit shall be posted in the same area and manner as the Certificate of Occupancy; 3.) The permit for the expansion shall be valid upon the issuance of a Certificate of Occupancy; 4.) No amplified live music shall be allowed outdoors or in other unconditioned areas; 5.) The use of outdoor speakers shall be limited to between the hours of 11 a.m. and 11 p.m.; 6.) The business shall be responsible for maintaining the sidewalk, gutters, parking lot, and all areas within 100 feet of any exit and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times; and 7.) The applicant may apply for a special event permit for outdoor amplified live music up to four times per year on Friday and Saturday between 11 am-11 p.m. The motion carried by the following vote:

For: 8 - Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Agnew

Against: 0

Absent: 1 - Commissioner Kelsey

4. CUP-19-32 (Kissing Tree Golf Course) Hold a public hearing and consider a request by Josh Clay with Kissing Tree Golf Club, LLC, on behalf of Brookfield Residential Kissing Tree LLC, for renewal of an existing Conditional Use Permit for the sale of mixed alcoholic beverages for on-premise consumption at 201 Kissing Tree Lane. (A. Villalobos)

Chair Garber opened the Public Hearing.

Andrea Villalobos, Senior Planner, gave an overview of the request.

Chair Garber closed the Public Hearing.

A motion was made by Commissioner Gleason, seconded by Commissioner Haverland, that CUP-19-32 (Kissing Tree Golf Course) be approved with the following conditions: 1.) Permit shall be valid for three (3) years, provided standards are met; 2.) The sale of alcohol for on-premise consumption is prohibited outside the limits of the service area boundary as shown on Exhibit A; and 3.) The permit shall be posted in the same area and manner as the Certificate of Occupancy for both the Golf Clubhouse and the Social Building. The motion carried by the following vote:

For: 8 - Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Agnew

Against: 0

Absent: 1 - Commissioner Kelsey

5. ZC-19-10 (South Old Bastrop Hwy) Hold a public hearing and consider a request by Doucet and Associates, on behalf of SHC Holdings, LLC, for a zoning change from "FD" Future Development to "CD-3" Character District - 3, for approximately 29.4 acres, more or less, out of the Cyrus Wickson Survey, Abstract 474, Hays County, generally located in the 3200 Block of South Old Bastrop Hwy. (A. Villalobos)

Chair Garber opened the Public Hearing.

Andrea Villalobos, Senior Planner, gave an overview of the request.

Ed Theriot, 5395 Hwy 183 N., Lockhart, TX, submitted on behalf of the applicant, SHC Holdings, LLC. He said the Character Districts are the recommended zoning based on the Preferred Scenario Map, and the intent for the CD-3 is for a residential single-family development.

Chair Garber closed the Public Hearing.

Discussion ensued.

A motion was made by Commissioner Rand, seconded by Commissioner Haverland, that ZC-19-10 (South Old Bastrop Hwy) be approved. The motion carried by the following vote:

For: 8 - Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Rand, Commissioner Moore and Commissioner Agnew

Against: 0

Absent: 1 - Commissioner Kelsey

6. ZC-19-11 (Corner of Rattler Road and South Old Bastrop Hwy) Hold a public hearing and consider a request by Doucet and Associates, on behalf of SHC Holdings, LLC, for a zoning change from "FD" Future Development to "CD-5" Character District - 5, for approximately six

acres, more or less, out of the Cyrus Wickson Survey, Abstract 474, Hays County, generally located at the western corner of South Old Bastrop Hwy and Rattler Road. (A. Villalobos)

Chair Garber opened the Public Hearing.

Andrea Villalobos, Senior Planner, gave an overview of the request.

Ed Theriot, 5395 Hwy 183 N. Lockhart, TX, said there is a town center type development envisioned for this area, and could possibly contain mixed uses. He was available for questions.

Rosanna Ramirez, 3204 S. Old Bastrop Hwy, received a notice in the mail, and wants to know how it will affect their property.

Angela Pates, 259 Cerro Vista Dr., wonders how changing the zoning will affect the appraisal value of their home, and how it will affect the structures they already have on their land, and who will inform them of changes.

Robert Tijerina, 115 Cerro Vista Dr., said he is trying to understand how the development will impact existing residents in the area. He said he likes the quiet.

Richard Ramirez, 3204 S. Old Bastrop Hwy, inquired whether they would be getting annexed by the City. He asked how the development would impact the residents on the eastside of Rattler Rd.

Mary Alice Gomez, 129 Cerro Vista Dr., asked if they would be within City limits now, and whether they'd stay on septic. She also asked if her property would be separated from the development by a fence or gate, and would like to know that before the project gets started. She added the noise would increase in the area.

Chair Garber closed the Public Hearing.

Discussion ensued.

A motion was made by Commissioner Gleason, seconded by Commissioner Moore, that ZC-19-11 (Corner of Rattler Road and South Old Bastrop Hwy) be approved. The motion carried by the following vote:

For: 7 - Commissioner Dillon, Commissioner Garber, Commissioner Gleason, Commissioner Haverland, Commissioner McCarty, Commissioner Moore and Commissioner Agnew

Against: 1 - Commissioner Rand

Absent: 1 - Commissioner Kelsey

V. Question and Answer Session with Press and Public.

There were no questions from the Press or Public.

VI. Adjournment

The meeting was adjourned at 7:29 p.m.

EXECUTIVE SESSION

Notice of Assistance at the Public Meetings

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____

_____ Title:



Legislation Text

File #: PC-18-42_03, **Version:** 1

AGENDA CAPTION:

PC-18-42_03 (Trace El Rio Street) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, for approval of a Final Plat for approximately 1.830 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located at the 1300 Block of Van Horn Trace. (A. Villalobos)

Meeting date: January 14, 2020

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

Fiscal Note:

Prior Council Action: n/a

City Council Strategic Initiative: n/a

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Not Applicable

Master Plan: n/a

Background Information:

The subject property is approximately 1.83 acres. The proposed plat is part of the Trace Planned Development District "PDD" and has a base zoning district of "P", Public, "SF-6", Single-Family 6, and "MF-24", Multifamily-24. The proposed final plat creates a new street known as El Rio Street.

Council Committee, Board/Commission Action:

n/a

Alternatives: n/a

Recommendation:

Staff recommends **approval** of PC-18-42_03

Plat - Final	Trace Subdivision El Rio Street
PC-18-42_03	



Summary

Request:	Consideration of a Final Plat with one public roadway known as El Rio Street		
Applicant:	Caren L. Williams-Murch 2 Venture Suite 350 Irvine, CA 92618	Property Owner:	Highpointe Trace, LLC. 2 Venture Suite 350 Irvine, CA 92618
Parkland Required:	N/A	Utility Capacity:	Adequate
Accessed from:	Van Horn Trace	New Street Names:	El Rio Street

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report		

Property Description

Location:	1300 Block of Van Horn Trace		
Acreage:	1.830	PDD/DA/Other:	Ord. # 2015-42
Existing Zoning:	"PDD" Planned Development District with a base zoning of "P" Public, "SF-6" Single-Family 6, and "MF-24" Multifamily-24	Preferred Scenario:	Medium Intensity Zone
Proposed Use:	Road		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	GC	Vacant	Employment Center
South of Property:	ETJ	Vacant	Low Intensity
East of Property:	P; SF-6	Vacant	Medium Intensity
West of Property:	MF-24; P	Vacant	Medium Intensity

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Andrea Villalobos, AICP, CNU-A Title : Senior Planner Date: December 12, 2019					

Plat - Final
PC-18-42_03

Trace Subdivision
El Rio Street

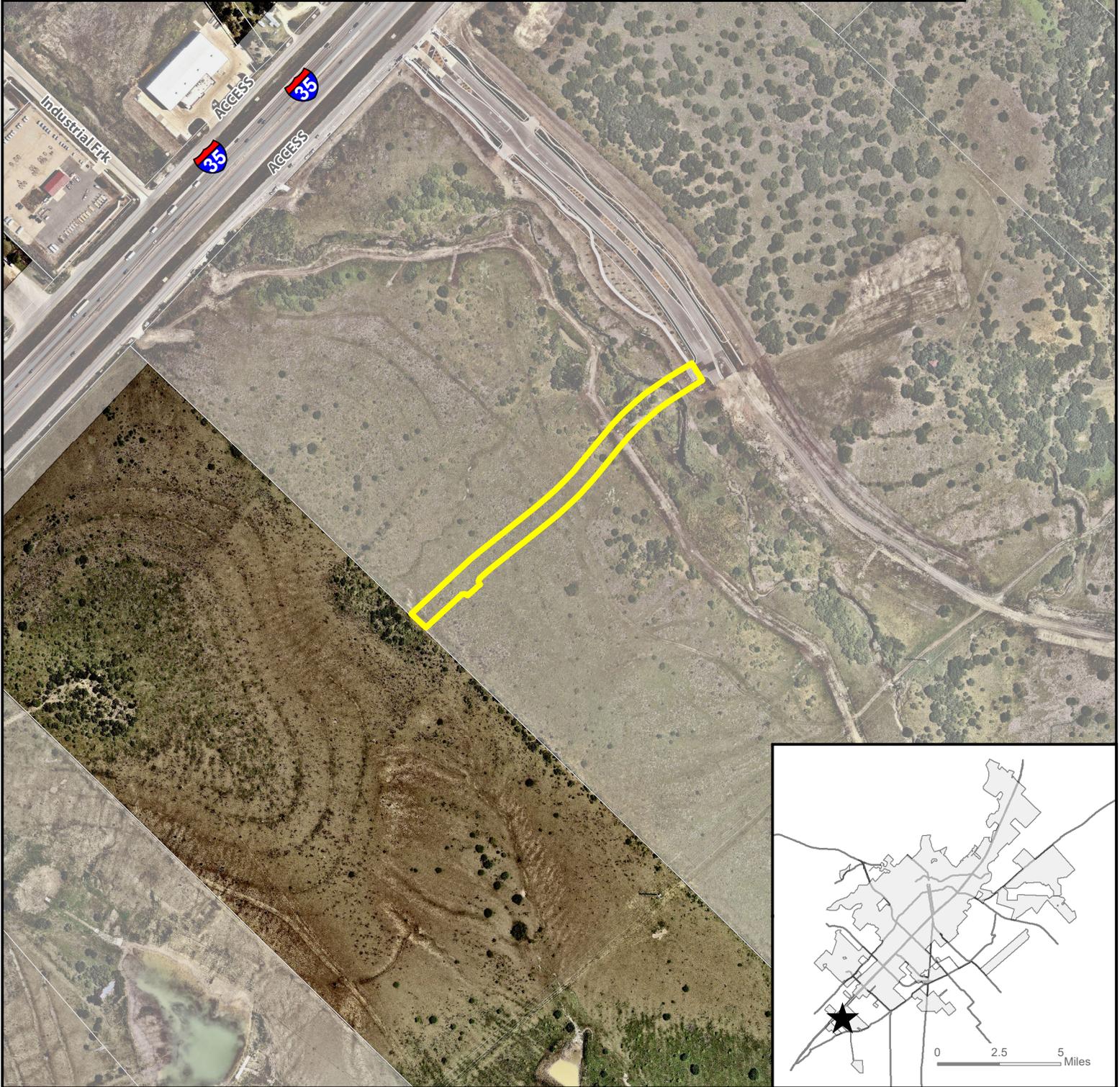


Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
<u>X</u>			Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
		<u>N/A</u>	Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
		<u>N/A</u>	The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.

PC-18-42_03

Aerial View

Trace El Rio Street Final Plat — 1300 Block of Van Horn



Site Location



Subject Property



Parcel



City Limit

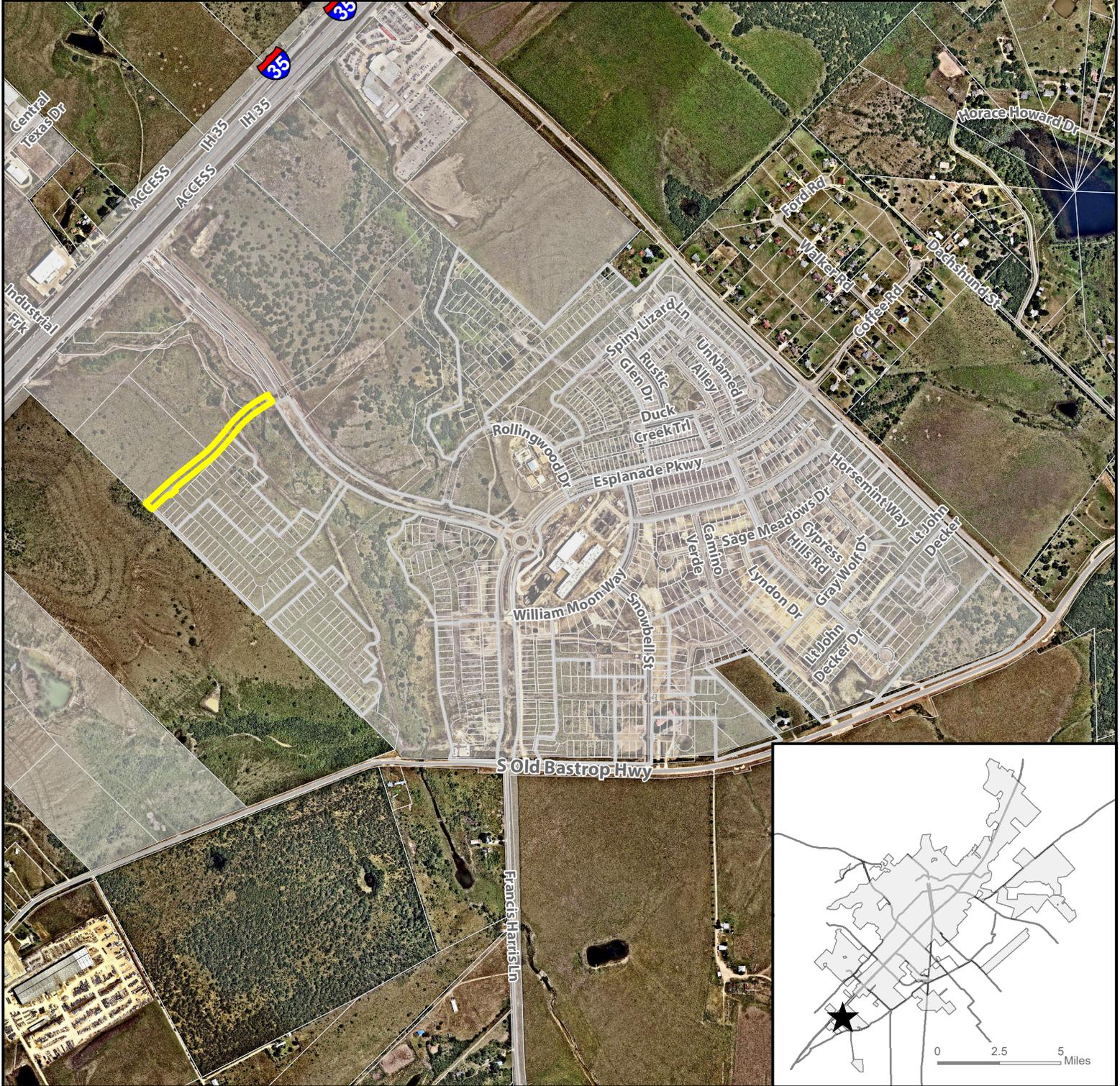


0 260 520 1,040 Feet

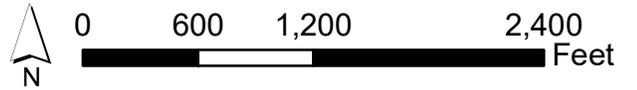
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/12/2019

PC-18-42_03 Future Subdivision Layout Trace El Rio Street Final Plat — 1300 Block of Van Horn



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 1/6/2020

TRACE SUBDIVISION EL RIO STREET FINAL PLAT

STATE OF TEXAS
COUNTY OF HAYS

HIGHPOINTE POSEY ROAD L.P., MANAGING MEMBER OF HIGHPOINTE TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 1.8380 ACRES OF LAND OUT OF THE WILLIAM H. VAN HORN SURVEY NO. 18, ABSTRACT NO. 464, HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 417.630 ACRE TRACT DESCRIBED IN THE DEED TO HIGHPOINTE TRACE, LLC OF RECORD IN DOCUMENT NO. 201616010858, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 1.8380 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, EL RIO STREET

AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

MANAGING MEMBER:
HIGHPOINTE TRACE, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: HIGHPOINTE POSEY ROAD, L.P., A CALIFORNIA
LIMITED PARTNERSHIP, ITS MANAGING MEMBER

BY: HIGHPOINTE INVESTMENTS, INC.,
A CALIFORNIA CORPORATION, ITS
GENERAL PARTNER

BY: _____
TIMOTHY D. ENGLAND, SVP

STATE OF CALIFORNIA
COUNTY OF _____

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2019 BY TIMOTHY D. ENGLAND, SVP.

NOTARY PUBLIC, STATE OF CALIFORNIA
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

PROJECT ADDRESS:

5818 S. OLD BASTROP HWY.
SAN MARCOS, TEXAS 78666

AREA TABLE:

- TOTAL ACREAGE: 1.8380 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 1.8380 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 1181 LINEAR FEET.

LOT SUMMARY	
RIGHT-OF-WAY	1.8380 ACRES
SINGLE FAMILY LOTS (0)	0.000 ACRES
COMMERCIAL/OTHER (0)	0.000 ACRES
LANDSPACE LOTS (0)	0.000 ACRES
TOTAL	1.8380 ACRES

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
EL RIO STREET	1181'	40' F-F	67'

NOTES:

- THIS PROJECT IS WITHIN THE CITY LIMITS OF SAN MARCOS, TEXAS.
- SIDEWALKS WILL BE PROVIDED AS CALLED FOR IN THE TRACE PLANNED DEVELOPMENT DISTRICT. (OCTOBER 21, 2015)
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "HIGHPOINTE TRACE, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT (OCTOBER 21, 2015) WITH THE CITY OF SAN MARCOS.

SURVEY NOTES:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99989.

AQUIFER NOTE:

THIS PROJECT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE OR IN THE CONTRIBUTING ZONE.

FLOOD NOTE:

THE SUBJECT TRACT IS SHOWN TO BE IN ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48209C0486F, REVISED SEPTEMBER 02, 2005.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

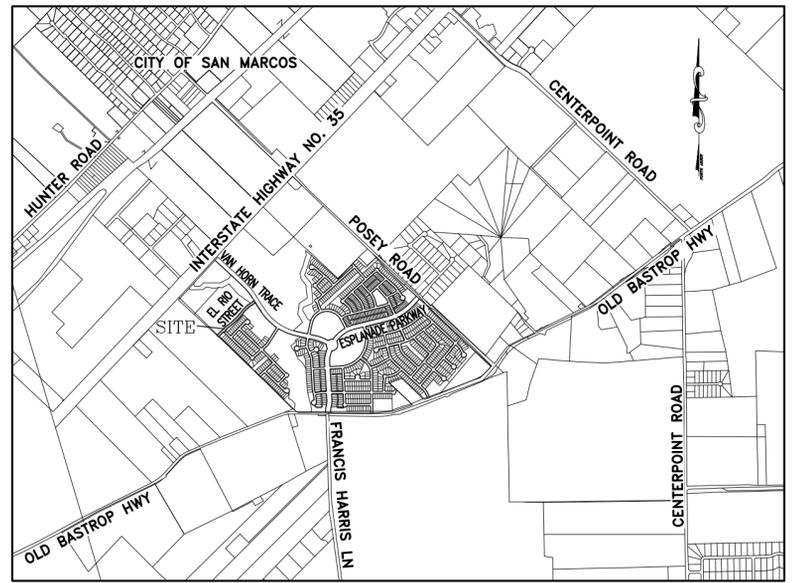
BENCHMARK LIST: NAVD 88

BM: 070091_308
3/4" IRON ROD SET IN SOUTHEAST R.O.W. LINE OF INTERSTATE HIGHWAY NO. 35, BEARS N 43°34'40" E, 1569.15' AND S 46°25'20" E, 2.5' FROM THE INTERSECTION OF THE EAST R.O.W. LINE OF INTERSTATE HIGHWAY NO. 35 AND THE NORTH R.O.W. LINE OF VAN HORN TRACE SHOWN HEREON.
ELEVATION = 651.37'

UTILITY NOTE:

WATER/WASTE WATER: CITY OF SAN MARCOS
630 EAST HOPKINS STREET
SAN MARCOS, TEXAS 78666

ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
1810 FM 150 WEST,
KYLE, TEXAS 78640



VICINITY MAP
NOT TO SCALE

**CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL**

APPROVED AND AUTHORIZED TO BE RECORDED ON _____
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

RECORDING SECRETARY _____

DATE _____

SHANNON MATTINGLY, AICP
DIRECTOR OF PLANNING &
DEVELOPMENT SERVICES

DATE _____

CIP & ENGINEERING DEPARTMENT _____

DATE _____

PLANNING & ZONING COMMISSION CHAIRMAN _____

DATE _____

**STATE OF TEXAS
COUNTY OF HAYS**

THAT, ELEAINE H. CARDENAS, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY

OFFICE ON THE _____ DAY OF _____, 2019, A.D., IN THE PLAT RECORDS OF SAID

COUNTY AND STATE IN DOCUMENT NO. _____ WITNESS MY HAND AND SEAL OF OFFICE

OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2019, A.D.

FILED FOR RECORD AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 2019, A.D.

BY _____
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

**STATE OF TEXAS §
COUNTY OF HAYS §**

I, DONALD J. ZDANCEWICZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

BY: _____ DATE _____

DONALD J. ZDANCEWICZ
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6687 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
1120 S. CAPITAL OF TEXAS HWY,
BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
512-327-1180

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plat\Final Plats\070091-01-004_Trace Subdivision_El Rio Street_Final Plat.DWG			
DATE: 07-13-18	DRAWN BY: DZ	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	PB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1211	
NO.	REVISION	BY	DATE

**Bowman
CONSULTING**

Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SHEET 1 OF 2

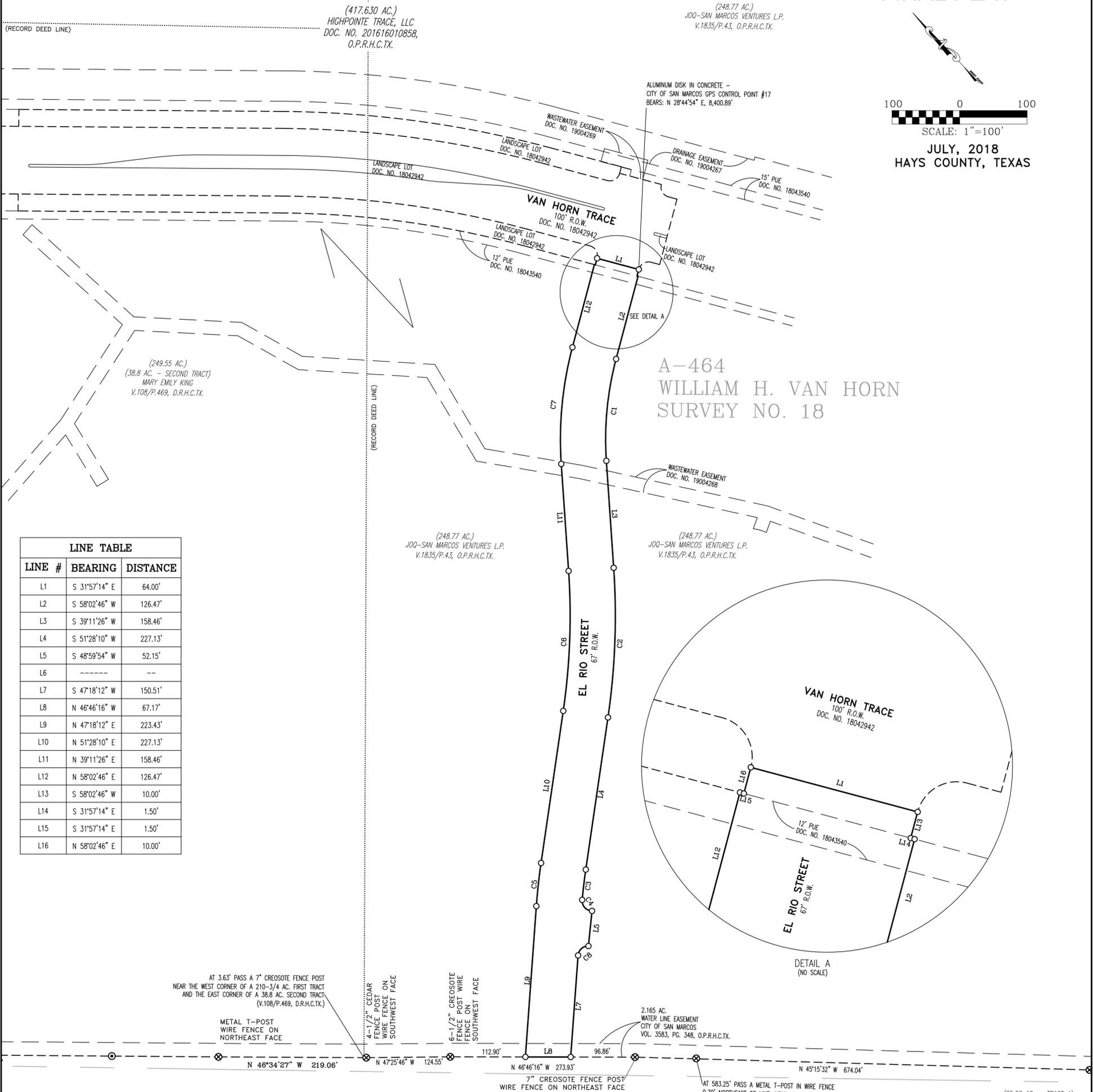
**FINAL PLAT
TRACE SUBDIVISION
EL RIO STREET
WILLIAM H. VAN HORN SURVEY NO.
18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS**

TRACE SUBDIVISION EL RIO STREET FINAL PLAT



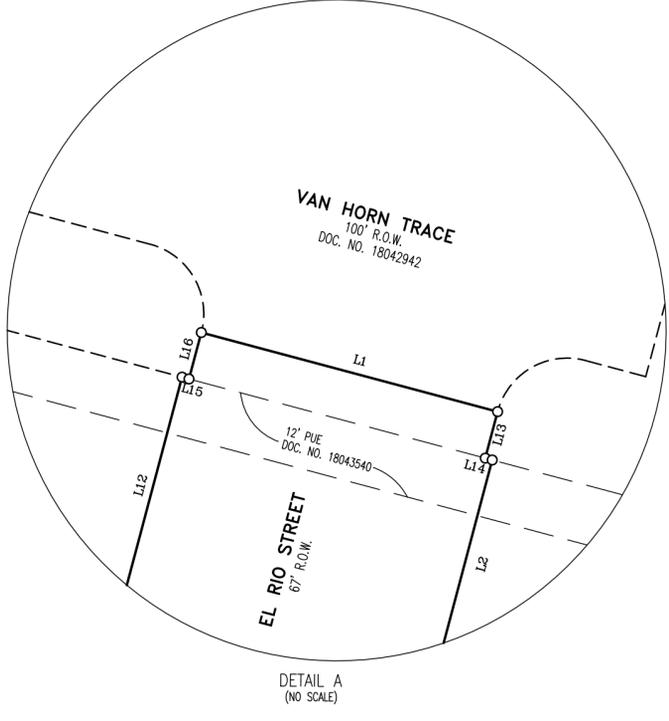
100 0 100
SCALE: 1"=100'

JULY, 2018
HAYS COUNTY, TEXAS



A-464
WILLIAM H. VAN HORN
SURVEY NO. 18

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 31°57'14" E	64.00'
L2	S 58°02'46" W	126.47'
L3	S 39°11'26" W	158.46'
L4	S 51°28'10" W	227.13'
L5	S 48°59'54" W	52.15'
L6	-----	--
L7	S 47°18'12" W	150.51'
L8	N 46°46'16" W	67.17'
L9	N 47°18'12" E	223.43'
L10	N 51°28'10" E	227.13'
L11	N 39°11'26" E	158.46'
L12	N 58°02'46" E	126.47'
L13	S 58°02'46" W	10.00'
L14	S 31°57'14" E	1.50'
L15	S 31°57'14" E	1.50'
L16	N 58°02'46" E	10.00'



CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	461.50'	151.88'	S 48°37'06" W	151.19'
C2	1034.50'	221.70'	S 45°19'48" W	221.28'
C3	815.50'	45.08'	S 49°53'09" W	45.08'
C4	15.00'	24.53'	S 01°26'38" W	21.89'
C5	882.50'	64.17'	N 49°23'11" E	64.15'
C6	967.50'	207.34'	N 45°19'48" E	206.95'
C7	528.50'	173.92'	N 48°37'06" E	173.14'
C8	15.00'	22.85'	N 89°03'19" W	20.70'

(85.00 AC. - TRACT 1)
SAN MARCOS 197 ACRE ASSOCIATES
V.459/P.78, D.R.H.C.T.X.

(85.00 AC. - TRACT 1)
SAN MARCOS 197 ACRE ASSOCIATES
V.459/P.78, D.R.H.C.T.X.

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plant\Final Plots\070091-01-004_Trace Subdivision_El Rio Street_Final Plat.DWG			
DATE: 07-13-18	DRAWN BY: DZ	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1211	
NO.	REVISION	BY	DATE



Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 9, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4962
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SHEET 2 OF 2
FINAL PLAT
TRACE SUBDIVISION
EL RIO STREET
WILLIAM H. VAN HORN SURVEY NO. 18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

TRACE SUBDIVISION PRELIMINARY PLAT

PROJECT ADDRESS:

5818 S. OLD BASTROP HWY.
SAN MARCOS, TEXAS 78666

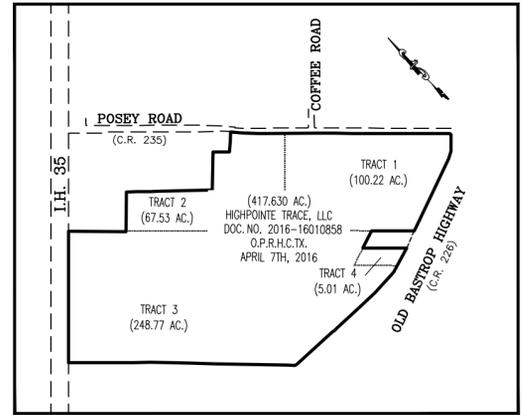
AREA TABLES:

- TOTAL ACREAGE: 417.703 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 67,528 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 48,888 LINEAR FEET.

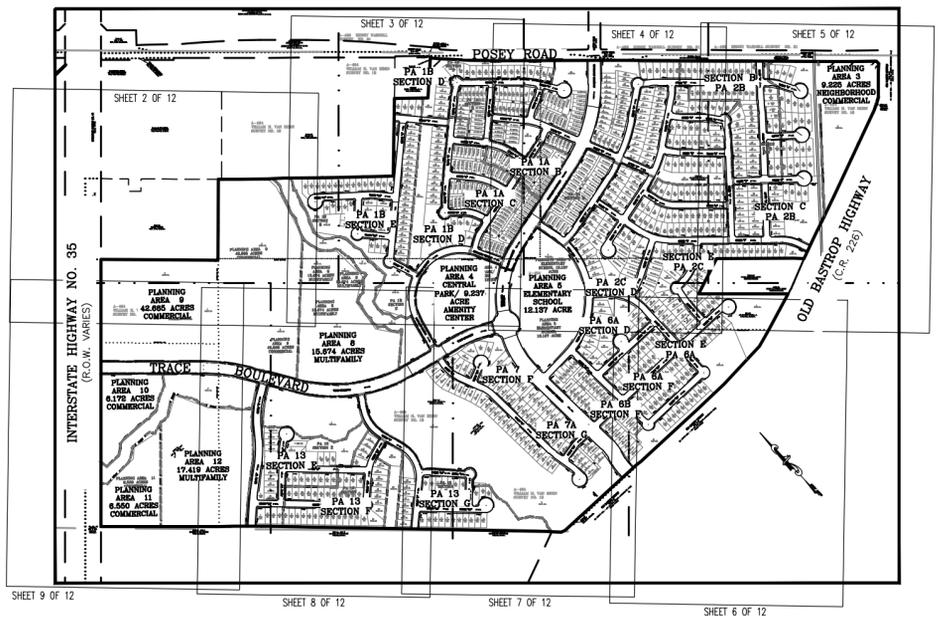
TOTAL NUMBER OF LOTS: 1053
 SINGLE FAMILY: 989
 OPEN SPACE: 43
 COMMERCIAL/OTHER: 9
 ALLEY: 12
 PRIVATE STREET: 0

LOT SUMMARY	
RIGHT-OF-WAY	67,528 ACRES
SINGLE FAMILY LOTS (989)	140,608 ACRES
OPEN SPACE LOTS (43)	84,144 ACRES
COMMERCIAL/OTHER (9)	122,079 ACRES
ALLEY (12)	3,344 ACRES
TOTAL	417,703 ACRES

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
TRACE BOULEVARD	3,523'	32' F-F	100'
GRASSLANDS BOULEVARD	4,018'	20' F-F	RIGHT-OF-WAY VARIES
VERDE LOOP	1,660'	32' F-F	56'
BLACKLAND PARKWAY	1,572'	32' F-F	56'
STREET "E"	1,246'	30' F-F	60'
STREET "F"	1,377'	30' F-F	52'
STREET "G"	1,636'	30' F-F	52'
STREET "H"	2,840'	30' F-F	52'
STREET "I"	1,896'	30' F-F	52'
STREET "J"	1,552'	30' F-F	52'
STREET "K"	1,475'	30' F-F	52'
STREET "L"	565'	30' F-F	52'
STREET "M"	767'	30' F-F	52'
STREET "N"	1,491'	30' F-F	52'
STREET "O"	323'	30' F-F	52'
STREET "P"	618'	30' F-F	52'
STREET "Q"	819'	30' F-F	52'
STREET "R"	541'	30' F-F	52'
STREET "S"	1,461'	30' F-F	52'
STREET "T"	2,362'	30' F-F	52'
STREET "U"	1,207'	30' F-F	52'
STREET "V"	511'	30' F-F	52'
STREET "W"	679'	30' F-F	52'
STREET "X"	531'	30' F-F	52'
STREET "Y"	481'	30' F-F	52'
STREET "Z"	1,450'	30' F-F	52'
STREET "AA"	712'	30' F-F	52'
STREET "AB"	610'	30' F-F	52'
STREET "AC"	2,749'	30' F-F	52'
STREET "AD"	1,913'	30' F-F	52'
STREET "AE"	740'	30' F-F	52'
STREET "AF"	217'	30' F-F	52'
STREET "AG"	1,542'	30' F-F	52'
STREET "AH"	583'	30' F-F	52'
STREET "AI"	724'	30' F-F	52'
STREET "AJ"	716'	30' F-F	52'
STREET "AK"	606'	30' F-F	52'
STREET "AL"	318'	30' F-F	52'



VICINITY MAP
NOT TO SCALE



SITE & SHEET INDEX MAP
NOT TO SCALE

STATE OF TEXAS §
 COUNTY OF HAYS §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

BY: _____
 JACY M. WARWICK
 REGISTERED PROFESSIONAL ENGINEER
 NO. 103823 - STATE OF TEXAS
 TBPE FIRM NO. F-14309
 BOWMAN CONSULTING GROUP, LTD.
 1120 S. CAPITAL OF TEXAS HWY., BUILDING 3, SUITE 220
 AUSTIN, TEXAS 78746
 512-327-1180

STATE OF TEXAS §
 COUNTY OF HAYS §

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

BY: _____
 JOHN D. BARNARD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5749 - STATE OF TEXAS
 BOWMAN CONSULTING GROUP, LTD.
 1120 S. CAPITAL OF TEXAS HWY., BUILDING 3, SUITE 220
 AUSTIN, TEXAS 78746
 512-327-1180

UTILITY NOTE:

WATER/WASTE WATER: CITY OF SAN MARCOS
 630 EAST HOPKINS STREET
 SAN MARCOS, TEXAS 78666

ELECTRIC: CITY OF SAN MARCOS ELECTRIC UTILITY
 1040 HIGHWAY 123 (SEGUIN HIGHWAY)
 SAN MARCOS, TEXAS 78666

AQUIFER NOTE:

THIS PROJECT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE OR IN THE CONTRIBUTING ZONE.

NOTES:

- THIS PROJECT IS IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS, TEXAS.
- SIDEWALKS WILL BE PROVIDED AS CALLED FOR IN THE TRACE PLANNED DEVELOPMENT DISTRICT. (OCTOBER 21, 2015)
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "HIGHPOINTE TRACE, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT (OCTOBER 21, 2015) WITH THE CITY OF SAN MARCOS.
- SEE SHEET 5 FOR LEGEND, SHEET 6 FOR LINE TABLE, AND SHEET(S) 5, AND 10-12 FOR CURVE TABLE.

EASEMENT NOTE:

APPROXIMATE LOCATION OF BURIED NATURAL GAS PIPELINES BASED UPON LOCATED SURFACE MARKERS. EASEMENT OF RECORD IN VOL. 182, PG. 206, D.R.H.C.TX. GRANTED A 50-FOOT WIDE RIGHT-OF-WAY AND EASEMENT FOR PIPELINE PURPOSES. THE GRANTED EASEMENT WAS A BLANKET TYPE EASEMENT, NOT DESCRIBED BY METES AND BOUNDS. THE EASEMENT WAS AMENDED IN VOL. 230, PG. 125, D.R.H.C.TX. TO CENTER THE 50-FOOT RIGHT-OF-WAY EASEMENT ON THAT CERTAIN 20-INCH PIPELINE AS CONSTRUCTED. EASEMENT LINES SHOWN HEREON ARE BASED ON SURVEYED LOCATION OF 20-INCH PIPELINE MARKERS PLACED BY ENTERPRISE PRODUCTS.

FLOOD NOTE:

THE SUBJECT TRACT IS SHOWN TO BE IN ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48209C0486F, REVISED SEPTEMBER 02, 2005.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace			
Subdivision\Survey\Working\Plat\070091-01-004_TRACE SUBDIVISION_PRELIMINARY PLAT.DWG			
DATE: 05-03-16	DRAWN BY: EN	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1167	
NO.	REVISION	BY	DATE

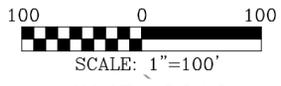


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 TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SHEET 1 OF 12
PRELIMINARY PLAT
TRACE SUBDIVISION
 WILLIAM H. VAN HORN SURVEY
 NO. 18, ABSTRACT NO. 464
 HAYS COUNTY, TEXAS

TRACE SUBDIVISION PRELIMINARY PLAT

A-464 WILLIAM H. VAN HORN SURVEY NO. 18



SCALE: 1"=100'
JUNE, 2016
HAYS COUNTY, TEXAS



FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace	CREW: CAF, MK
Subdivision(Survey)Working_Plat\070091-01-004_TRACE SUBDIVISION_PRELIMINARY PLAT.DWG	FB #:
DATE: 05-03-16	PLAN #: 1167
SCALE: 1"=100'	DRAWING: PLAT
JOB #: 070091	



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www.bowmanconsulting.com Bowman Consulting Group, Ltd.

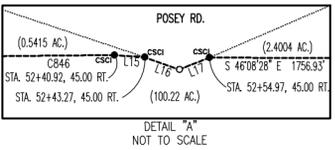
PRELIMINARY PLAT
TRACE SUBDIVISION
WILLIAM H. VAN HORN SURVEY
NO. 18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

TRACE SUBDIVISION PRELIMINARY PLAT

100 0 100
SCALE: 1"=100'

JUNE, 2016
HAYS COUNTY, TEXAS

A-492 HENRY WARNELL SURVEY NO. 21



FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace	CREW: CAF, MK
Subdivision\Survey\Working_Plat\070091-01-004_TRACE SUBDIVISION_PRELIMINARY PLAT.DWG	FB #:
DATE: 05-03-16	PLAN #: 1167
SCALE: 1"=100'	DRAWING: PLAT
JOB #: 070091	



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www.bowmanconsulting.com Bowman Consulting Group, Ltd.
TBP# Firm No. F-14309 | TPLS Firm No. 101206-00

PRELIMINARY PLAT
TRACE SUBDIVISION
WILLIAM H. VAN HORN SURVEY
NO. 18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 4 OF 12

NO.	REVISION	BY	DATE

PLAN #: 1167

TRACE SUBDIVISION PRELIMINARY PLAT

100 0 100
SCALE: 1"=100'
JUNE, 2016
HAYS COUNTY, TEXAS

A-492 HENRY WARNELL SURVEY NO. 21

POSEY ROAD
(C.R. 235)
(R.O.W. VARIES)

PLANNING AREA 3
9.225 ACRES
NEIGHBORHOOD
COMMERCIAL

A-464
WILLIAM H. VAN HORN
SURVEY NO. 18

BLOCK "BBB"

APPROXIMATE LOCATION OF BURIED NATURAL GAS
PIPELINES BASED UPON LOCATED SURFACE MARKERS.
EASEMENT OF RECORD IN VOL. 182, PG. 206,
D.R.H.C.T.X. & VOL. 230, PG. 125, D.R.H.C.T.X.
(SEE EASEMENT NOTE ON SHEET 1 OF 12)

APPARENT LIMITS OF
50-FT PIPELINE R.O.W.
EASEMENT CENTERED ON
20-INCH PIPELINE
SURFACE MARKERS

- LEGEND**
- IRON PIPE FOUND (SIZE NOTED)
 - IRON ROD FOUND (SIZE NOTED)
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "CSC" FOUND
 - MACIAS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "MACIAS" FOUND
 - ▲ 60-D NAIL FOUND
 - ⊗ FENCE POST FOUND (TYPE & SIZE NOTED)
 - LOOMIS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LOOMIS" PREVIOUSLY SET
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BOG" SET
 - CALCULATED POINT
 - () RECORD INFORMATION
 - D.R.H.C.T.X. DEED RECORDS OF HAYS COUNTY, TEXAS
 - R.P.R.H.C.T.X. REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
 - O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - RECORD DEED LINE
 - - - ADJOINER LINE
 - SECTION/PHASE LINES
 - MATCH-LINE

- NOTES:**
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
 2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
 3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99989.

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace
Subdivision\Survey\Working_Plat\070091-01-004_TRACE SUBDIVISION_PRELIMINARY PLAT.DWG

DATE: 05-03-16 DRAWN BY: EN CREW: CAF, MK
SCALE: 1"=100' CHECKED BY: J.D.B. FB #:
JOB #: 070091 DRAWING: PLAT PLAN #: 1167

NO.	REVISION	BY	DATE

PLOT DATE: Jun 15, 2016-11:43am



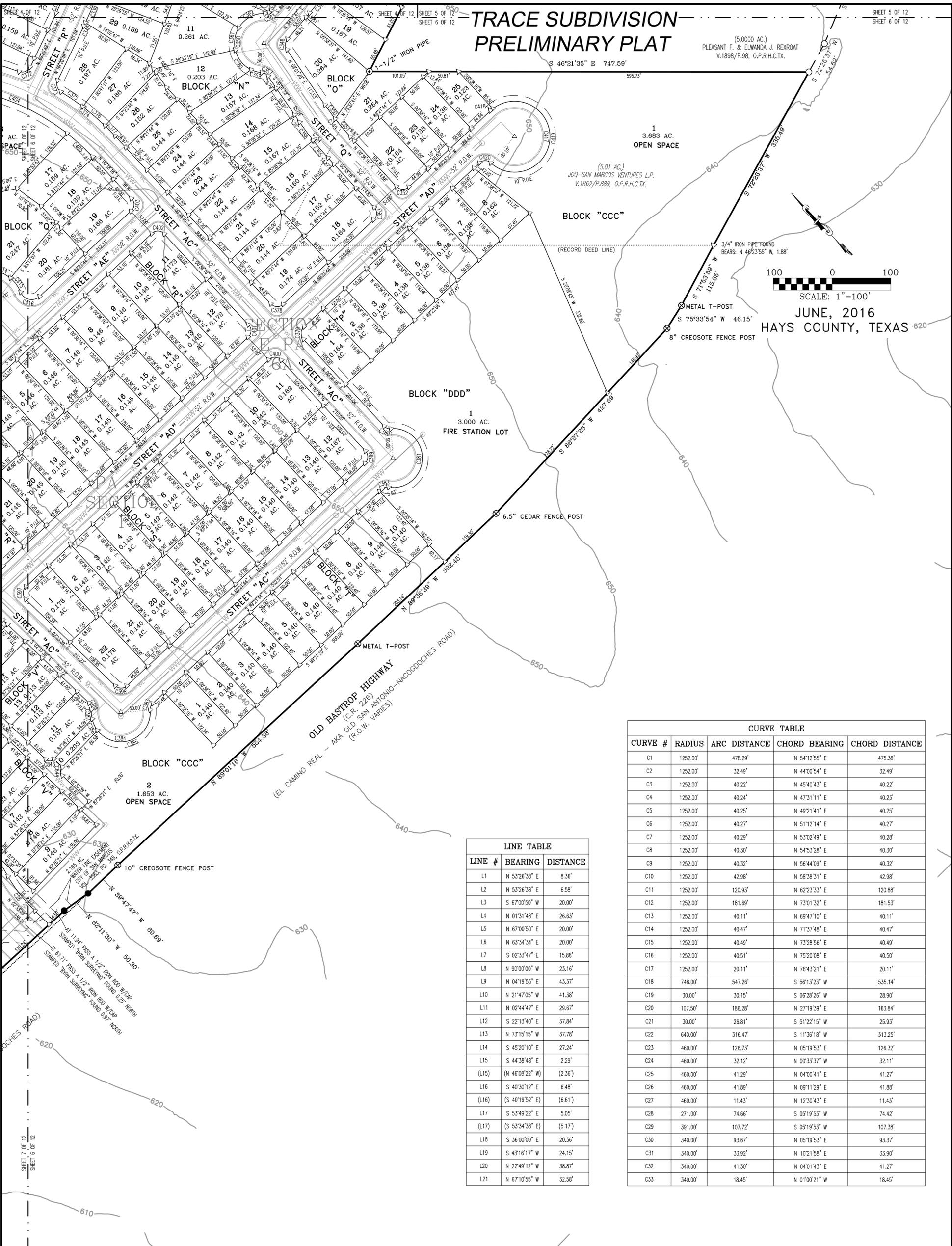
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Phone: (512) 327-1180 Fax: (512) 327-4062
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

PRELIMINARY PLAT
TRACE SUBDIVISION
WILLIAM H. VAN HORN SURVEY
NO. 18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 5 OF 12
PLAN #: 1167

TRACE SUBDIVISION PRELIMINARY PLAT

(5.000 AC.)
PLEASANT F. & ELWANDA J. REXROAT
V.1898/P.98, O.P.R.H.C.TX.



SCALE: 1"=100'
JUNE, 2016
HAYS COUNTY, TEXAS

620

630

640

650

660

670

680

690

700

710

720

730

740

750

760

770

780

790

800

810

820

830

840

850

860

870

880

890

900

910

920

930

940

950

960

970

980

990

1000

1010

1020

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LINE #	BEARING	DISTANCE
L1	N 53°26'38" E	8.36'
L2	N 53°26'38" E	6.58'
L3	S 67°00'50" W	20.00'
L4	N 01°31'48" E	26.63'
L5	N 67°00'50" E	20.00'
L6	N 63°34'34" E	20.00'
L7	S 02°33'47" E	15.88'
L8	N 90°00'00" W	23.16'
L9	N 04°19'55" E	43.37'
L10	N 21°47'05" W	41.38'
L11	N 02°44'47" E	29.67'
L12	S 22°13'40" E	37.84'
L13	N 73°15'15" W	37.78'
L14	S 45°20'10" E	27.24'
L15	S 44°38'48" E	2.29'
(L15)	(N 46°08'22" W)	(2.36')
L16	S 40°30'12" E	6.48'
(L16)	(S 40°19'52" E)	(6.61')
L17	S 53°49'22" E	5.05'
(L17)	(S 53°34'38" E)	(5.17')
L18	S 36°00'09" E	20.36'
L19	S 43°16'17" W	24.15'
L20	N 22°49'12" W	38.87'
L21	N 67°10'55" W	32.58'

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1252.00'	478.29'	N 54°12'55" E	475.38'
C2	1252.00'	32.49'	N 44°00'54" E	32.49'
C3	1252.00'	40.22'	N 45°40'43" E	40.22'
C4	1252.00'	40.24'	N 47°31'11" E	40.23'
C5	1252.00'	40.25'	N 49°21'41" E	40.25'
C6	1252.00'	40.27'	N 51°12'14" E	40.27'
C7	1252.00'	40.29'	N 53°02'49" E	40.28'
C8	1252.00'	40.30'	N 54°53'28" E	40.30'
C9	1252.00'	40.32'	N 56°44'09" E	40.32'
C10	1252.00'	42.98'	N 58°38'31" E	42.98'
C11	1252.00'	120.93'	N 62°23'33" E	120.88'
C12	1252.00'	181.69'	N 73°01'32" E	181.53'
C13	1252.00'	40.11'	N 69°47'10" E	40.11'
C14	1252.00'	40.47'	N 71°37'48" E	40.47'
C15	1252.00'	40.49'	N 73°28'56" E	40.49'
C16	1252.00'	40.51'	N 75°20'08" E	40.50'
C17	1252.00'	20.11'	N 76°43'21" E	20.11'
C18	748.00'	547.26'	S 56°13'23" W	535.14'
C19	30.00'	30.15'	S 06°28'26" W	28.90'
C20	107.50'	186.28'	N 27°19'39" E	163.84'
C21	30.00'	26.81'	S 51°22'15" W	25.93'
C22	640.00'	316.47'	S 11°36'18" W	313.25'
C23	460.00'	126.73'	N 05°19'53" E	126.32'
C24	460.00'	32.12'	N 00°33'37" W	32.11'
C25	460.00'	41.29'	N 04°00'41" E	41.27'
C26	460.00'	41.89'	N 09°11'29" E	41.88'
C27	460.00'	11.43'	N 12°30'43" E	11.43'
C28	271.00'	74.66'	S 05°19'53" W	74.42'
C29	391.00'	107.72'	S 05°19'53" W	107.38'
C30	340.00'	93.67'	N 05°19'53" E	93.37'
C31	340.00'	33.92'	N 10°21'58" E	33.90'
C32	340.00'	41.30'	N 04°01'43" E	41.27'
C33	340.00'	18.45'	N 01°00'21" W	18.45'

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DATE: 05-03-16	DRAWN BY: EN
SCALE: 1"=100'	CHECKED BY: J.D.B.
JOB #: 070091	DRAWING: PLAT
	CREW: CAF, MK
	FB #:
	PLAN #: 1167



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PRELIMINARY PLAT
TRACE SUBDIVISION
WILLIAM H. VAN HORN SURVEY
NO. 18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 6 OF 12

PLAN #: 1167

PLOT DATE: Jun 15, 2016-11:43am

NO.	REVISION	BY	DATE

TRACE SUBDIVISION PRELIMINARY PLAT

SHEET 3 OF 12
SHEET 7 OF 12

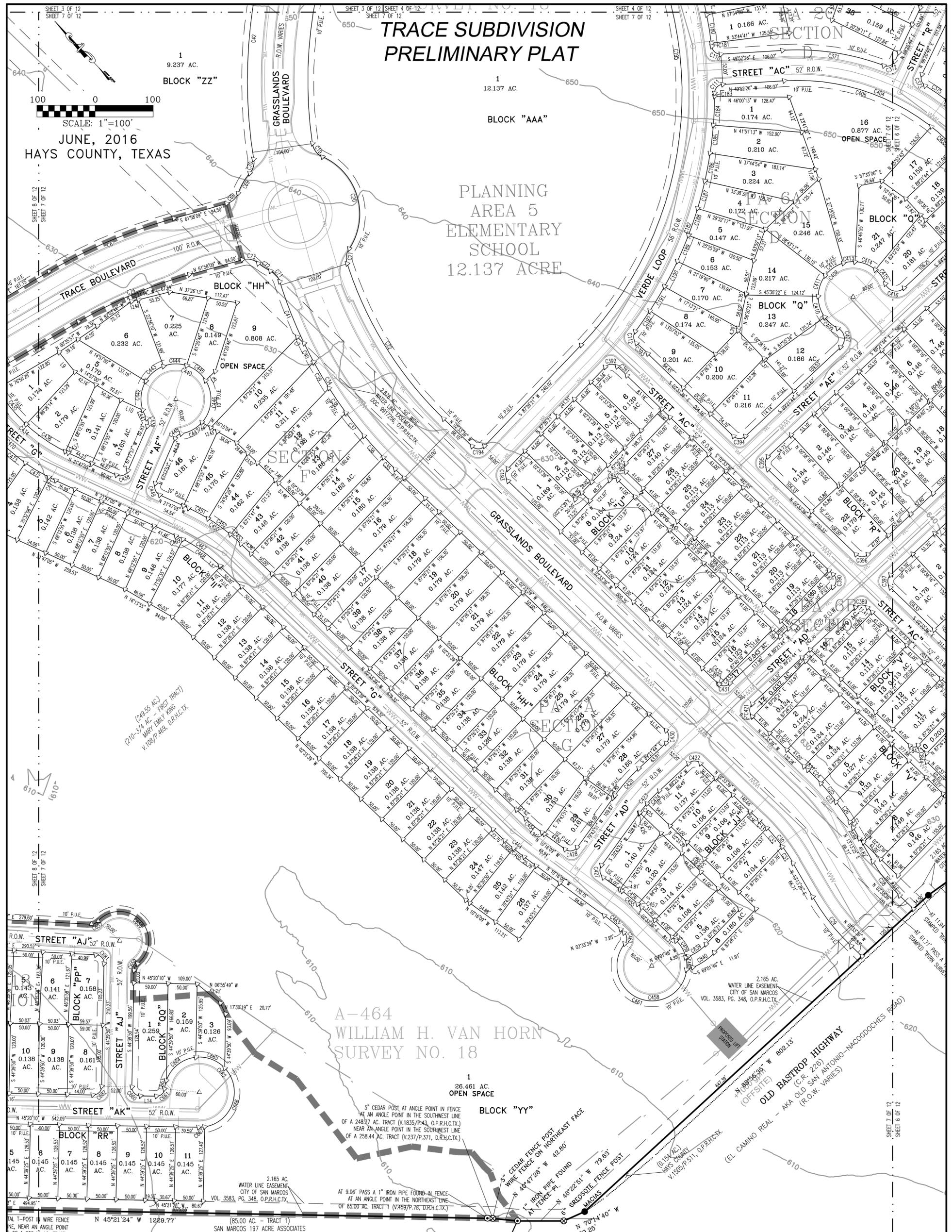
1
9.237 AC.
BLOCK "ZZ"

SCALE: 1"=100'

JUNE, 2016
HAYS COUNTY, TEXAS

1
12.137 AC.
BLOCK "AAA"

PLANNING
AREA 5
ELEMENTARY
SCHOOL
12.137 ACRE



A-464
WILLIAM H. VAN HORN
SURVEY NO. 18

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace	Subdivision\Survey\Working_Plat\070091-01-004_TRACE SUBDIVISION PRELIMINARY PLAT.DWG		
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SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1167	
NO.	REVISION	BY	DATE



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SHEET 7 OF 12

PRELIMINARY PLAT
TRACE SUBDIVISION
WILLIAM H. VAN HORN SURVEY
NO. 18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

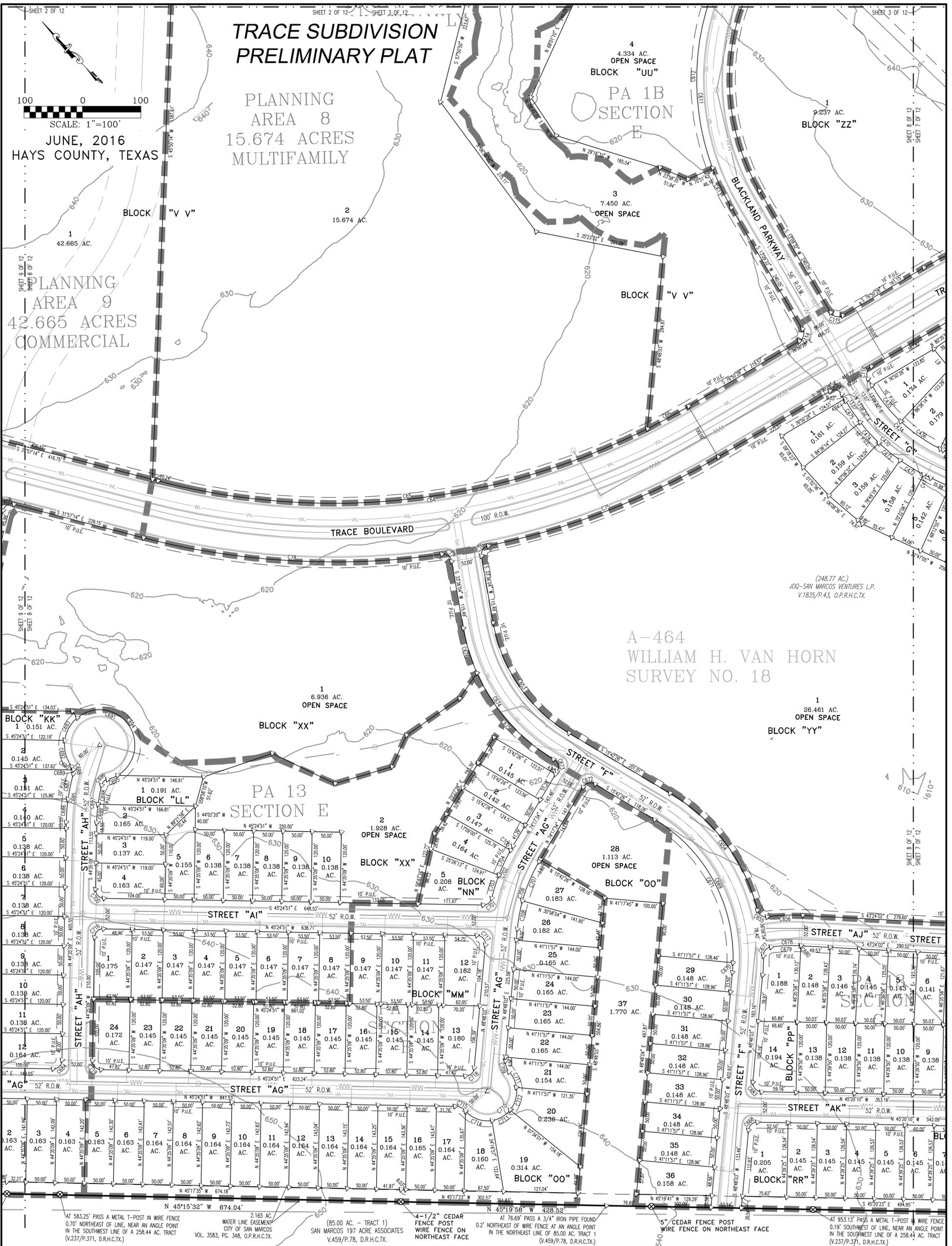
TRACE SUBDIVISION PRELIMINARY PLAT

PLANNING
AREA 8
15.674 ACRES
MULTIFAMILY

JUNE, 2016
HAYS COUNTY, TEXAS

PLANNING
AREA 9
42.665 ACRES
COMMERCIAL

A-464
WILLIAM H. VAN HORN
SURVEY NO. 18



FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plat\070091-01-004_TRACE SUBDIVISION PRELIMINARY PLAT.DWG	DRAWN BY: EN	CREW: CAF, MK
DATE: 05-03-16	CHECKED BY: J.D.B.	FB #:
SCALE: 1"=100'	DRAWING: PLAT	PLAN #: 1167
JOB #: 070091		



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PRELIMINARY PLAT
TRACE SUBDIVISION
WILLIAM H. VAN HORN SURVEY
NO. 18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C34	760.00'	382.19'	S 11°50'44" W	378.17'
C35	760.00'	28.40'	S 01°29'25" E	28.39'
C36	760.00'	50.13'	S 01°28'11" W	50.12'
C37	760.00'	50.48'	S 05°15'44" W	50.47'
C38	760.00'	51.06'	S 09°05'23" W	51.05'
C39	760.00'	51.91'	S 12°58'16" W	51.90'
C40	760.00'	36.05'	S 16°17'12" W	36.05'
C41	760.00'	114.16'	S 21°56'56" W	114.05'
C42	852.00'	393.56'	S 47°41'55" W	390.07'
C43	852.00'	157.11'	S 71°54'01" W	156.88'
C44	852.00'	116.75'	S 70°32'35" W	116.66'
C45	852.00'	35.50'	S 75°39'44" W	35.49'
C46	852.00'	4.86'	S 77°01'10" W	4.86'
C47	1148.00'	162.20'	N 73°08'07" E	162.06'
C48	1148.00'	48.27'	N 75°58'41" E	48.27'
C49	1148.00'	113.92'	N 71°55'50" E	113.88'
C50	1148.00'	434.16'	N 54°06'21" E	431.58'
C51	1148.00'	9.28'	N 64°42'30" E	9.28'
C52	1148.00'	39.40'	N 63°29'37" E	39.40'
C53	1148.00'	37.59'	N 61°34'20" E	37.59'
C54	1148.00'	35.40'	N 59°45'03" E	35.39'
C55	1148.00'	35.41'	N 57°59'02" E	35.41'
C56	1148.00'	37.64'	N 56°09'39" E	37.64'
C57	1148.00'	37.66'	N 54°16'55" E	37.66'
C58	1148.00'	37.68'	N 52°24'07" E	37.68'
C59	1148.00'	35.48'	N 50°34'35" E	35.47'
C60	1148.00'	35.49'	N 48°48'19" E	35.49'
C61	1148.00'	35.51'	N 47°02'01" E	35.50'
C62	1148.00'	57.63'	N 44°42'34" E	57.62'
C63	1550.00'	391.46'	N 39°11'20" W	390.42'
C64	1200.00'	940.12'	S 54°23'51" E	916.26'
C65	1200.00'	860.01'	S 52°29'06" E	841.72'
C66	1200.00'	80.11'	S 74°55'43" E	80.10'
C67	900.00'	233.61'	N 69°24'19" W	232.95'
C68	30.00'	27.60'	S 88°17'00" E	26.64'
C69	107.50'	39.67'	S 73°41'56" W	39.45'
C70	30.00'	26.08'	N 59°22'04" E	25.26'
C71	30.00'	24.85'	N 02°31'21" E	24.15'
C72	107.50'	24.70'	S 14°37'28" E	24.65'
C73	30.00'	29.43'	N 33°54'30" W	28.27'
C74	800.00'	207.65'	N 69°24'19" W	207.07'
C75	1300.00'	423.28'	S 67°30'48" E	421.41'
C76	15.00'	23.09'	S 77°42'28" W	20.88'
C77	15.00'	23.09'	N 10°30'20" W	20.88'
C78	1300.00'	514.10'	S 43°16'59" E	510.76'
C79	1450.00'	366.21'	N 39°11'20" W	365.23'
C80	15.00'	23.08'	S 21°05'12" W	20.87'
C81	15.00'	23.56'	S 67°59'10" E	21.21'
C82	1174.00'	266.71'	N 60°30'20" E	266.13'
C83	1174.00'	81.03'	N 65°02'11" E	81.02'
C84	1174.00'	20.06'	N 62°34'10" E	20.06'
C85	1174.00'	60.29'	N 60°36'32" E	60.28'
C86	1174.00'	45.24'	N 58°02'01" E	45.24'
C87	1174.00'	45.03'	N 55°49'50" E	45.03'
C88	1174.00'	15.05'	N 54°21'53" E	15.05'
C89	14.00'	12.54'	N 28°20'19" E	12.12'
C90	14.00'	2.32'	N 49°15'04" E	2.32'
C91	14.00'	10.22'	N 23°35'32" E	9.99'
C92	50.00'	153.00'	N 89°39'38" W	99.92'
C93	50.00'	43.13'	S 27°23'32" W	41.81'
C94	50.00'	46.95'	S 79°00'12" W	45.24'
C95	50.00'	24.52'	N 60°02'59" W	24.27'
C96	50.00'	20.72'	N 34°07'44" W	20.57'
C97	50.00'	17.68'	N 12°07'43" W	17.58'
C98	14.00'	12.54'	S 27°39'35" E	12.12'
C99	526.00'	65.90'	N 49°43'46" W	65.85'
C100	526.00'	33.51'	N 51°29'37" W	33.50'
C101	526.00'	32.39'	N 47°54'17" W	32.39'
C102	15.00'	23.56'	S 32°10'58" W	21.21'
C103	15.00'	23.56'	N 57°49'02" W	21.21'
C104	15.00'	22.87'	N 17°15'15" E	20.72'
C105	15.00'	22.77'	S 69°54'11" E	20.64'
C106	15.00'	23.56'	N 22°00'50" E	21.21'
C107	15.00'	23.56'	N 67°59'10" W	21.21'
C108	15.00'	22.67'	S 50°24'27" E	20.58'
C109	15.00'	22.67'	S 42°59'03" W	20.58'
C110	15.00'	22.67'	S 06°34'11" E	20.58'
C111	15.00'	22.67'	S 86°49'19" W	20.58'
C112	15.00'	22.67'	S 37°14'59" W	20.57'
C113	15.00'	23.56'	S 57°49'02" E	21.21'
C114	15.00'	23.56'	N 58°09'32" E	21.21'
C115	15.00'	23.56'	S 31°50'28" E	21.21'
C116	15.00'	23.56'	S 58°09'32" W	21.21'
C117	15.00'	23.56'	N 31°50'28" W	21.21'
C118	15.00'	22.91'	S 02°23'34" E	20.74'
C119	326.00'	101.82'	N 37°11'36" W	101.40'
C120	326.00'	32.98'	N 43°14'34" W	32.96'
C121	326.00'	47.15'	N 36°12'05" W	47.11'
C122	326.00'	21.69'	N 30°09'07" W	21.69'
C123	15.00'	14.89'	S 56°40'36" E	14.28'
C124	15.00'	23.04'	S 02°31'33" E	20.84'
C125	15.00'	24.09'	N 87°28'27" E	21.58'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C126	60.00'	307.59'	N 61°45'15" E	65.60'
C127	60.00'	148.84'	N 14°02'26" W	113.51'
C128	60.00'	41.66'	N 76°55'09" E	40.83'
C129	60.00'	56.56'	S 56°11'03" E	54.49'
C130	60.00'	60.52'	S 00°16'57" E	57.99'
C131	15.00'	14.89'	N 00°11'06" E	14.28'
C132	274.00'	85.58'	N 37°11'36" W	85.23'
C133	274.00'	15.65'	N 29°52'55" W	15.64'
C134	274.00'	69.93'	N 38°49'45" W	69.74'
C135	15.00'	23.56'	S 88°51'34" W	21.21'
C136	15.00'	23.56'	N 01°08'26" W	21.21'
C137	474.00'	59.38'	N 49°43'46" W	59.34'
C138	474.00'	18.10'	N 47°14'03" W	18.10'
C139	474.00'	41.29'	N 50°49'24" W	41.27'
C140	14.00'	17.76'	N 89°39'38" W	16.59'
C141	1226.00'	278.52'	N 60°30'20" E	277.92'
C142	1226.00'	37.80'	N 54°52'51" E	37.80'
C143	1226.00'	53.35'	N 57°00'39" E	53.35'
C144	1226.00'	57.07'	N 59°35'29" E	57.07'
C145	1226.00'	53.14'	N 62°10'00" E	53.13'
C146	1226.00'	53.14'	N 64°39'00" E	53.13'
C147	1226.00'	24.01'	N 66°27'10" E	24.01'
C148	15.00'	23.56'	S 22°00'50" W	21.21'
C149	15.00'	23.56'	N 67°59'10" W	21.21'
C150	526.00'	93.23'	N 72°05'54" E	93.23'
C151	526.00'	29.73'	N 68°38'00" E	29.73'
C152	526.00'	53.01'	N 73°08'23" E	52.99'
C153	526.00'	10.61'	N 76°36'17" E	10.61'
C154	15.00'	23.56'	S 32°10'58" W	21.21'
C155	15.00'	23.56'	N 57°49'02" W	21.21'
C156	526.00'	83.59'	N 81°44'08" E	83.51'
C157	526.00'	6.44'	N 77°32'01" E	6.44'
C158	526.00'	77.15'	N 82°05'11" E	77.08'
C159	474.00'	75.33'	N 81°44'08" E	75.25'
C160	474.00'	84.13'	N 72°05'54" E	84.02'
C161	474.00'	13.02'	N 76°23'46" E	13.02'
C162	474.00'	56.55'	N 72°11'29" E	56.52'
C163	474.00'	14.56'	N 67°53'37" E	14.56'
C164	15.00'	23.56'	N 22°00'50" E	21.21'
C165	15.00'	23.08'	N 67°03'32" W	20.87'
C166	15.00'	22.01'	N 65°01'42" W	20.09'
C167	15.00'	1.06'	S 70°53'56" W	1.06'
C168	678.00'	67.61'	N 09°57'37" W	67.59'
C169	678.00'	37.29'	N 11°14'29" W	37.29'
C170	678.00'	30.32'	N 08°23'05" W	30.32'
C171	678.00'	438.47'	N 18°12'26" E	430.87'
C172	678.00'	43.43'	N 01°30'54" E	43.42'
C173	678.00'	48.58'	N 05°24'09" E	48.57'
C174	678.00'	48.58'	N 09°30'28" E	48.57'
C175	678.00'	48.58'	N 13°36'46" E	48.57'
C176	678.00'	48.58'	N 17°43'05" E	48.57'
C177	678.00'	48.58'	N 21°49'23" E	48.57'
C178	678.00'	48.58'	N 25°55'42" E	48.57'
C179	678.00'	48.58'	N 30°02'00" E	48.57'
C180	678.00'	49.34'	N 34°10'14" E	49.33'
C181	678.00'	5.67'	N 36°29'41" E	5.67'
C182	678.00'	438.21'	N 62°02'01" E	430.62'
C183	678.00'	5.66'	N 43°45'25" E	5.66'
C184	678.00'	49.11'	N 46°04'17" E	49.10'
C185	678.00'	48.58'	N 50°11'56" E	48.57'
C186	678.00'	48.58'	N 54°18'15" E	48.57'
C187	678.00'	48.58'	N 58°24'34" E	48.57'
C188	678.00'	466.47'	N 62°02'01" E	457.32'
C189	678.00'	48.58'	N 66°37'11" E	48.57'
C190	678.00'	48.58'	N 70°43'29" E	48.57'
C191	678.00'	48.58'	N 74°49'48" E	48.57'
C192	678.00'	43.39'	N 78°42'58" E	43.39'
C193	15.00'	23.56'	S 42°26'21" W	21.21'
C194	15.00'	23.56'	S 47°33'39" E	21.21'
C195	622.00'	1088.38'	N 37°18'40" E	954.75'
C196	326.00'	57.68'	N 48°55'43" E	57.61'
C197	326.00'	9.45'	N 44°41'24" E	9.45'
C198	326.00'	48.23'	N 49°45'33" E	48.19'
C199	15.00'	23.56'	S 08°59'51" W	21.21'
C200	15.00'	23.56'	N 81°00'09" W	21.21'
C201	15.00'	24.22'	S 87°36'26" W	21.67'
C202	15.00'	21.36'	S 13°12'21" W	19.60'
C203	15.00'	22.91'	N 77°10'35" W	20.75'
C204	926.00'	292.70'	N 68°07'39" E	291.48'
C205	15.00'	23.56'	S 32°10'58" W	21.21'
C206	15.00'	23.56'	N 57°49'02" W	21.21'
C207	15.00'	23.56'	S 32°10'58" W	21.21'
C208	15.00'	23.56'	N 57°49'02" W	21.21'
C209	25.00'	34.24'	S 37°57'05" W	31.62'
C210	60.00'	270.66'	S 52°02'55" E	92.95'
C211	60.00'	44.22'	N 19°50'04" E	43.23'
C212	60.00'	53.27'	N 66°23'06" E	51.54'
C213	60.00'	45.89'	S 66°16'12" E	44.78'
C214	60.00'	89.88'	S 01°26'55" E	81.71'
C215	60.00'	37.40'	S 59°19'24" W	36.80'
C216	15.00'	23.56'	N 32°10'58" E	21.21'
C217	15.00'	23.56'	S 57°49'02" E	21.21'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C218	874.00'	71.58'	N 74°50'11" E	71.56'
C219	874.00'	67.80'	N 74°56'50" E	67.78'
C220	874.00'	3.59'	N 72°36'27" E	3.59'
C221	15.00'	25.00'	N 24°45'07" E	22.20'
C222	15.00'	23.56'	S 67°59'13" E	21.21'
C223	874.00'	198.53'	N 60°30'18" E	198.10'
C224	874.00'	50.83'	N 65°20'47" E	50.82'
C225	874.00'	62.12'	N 61°38'39" E	62.11'
C226	874.00'	62.12'	N 57°34'19" E	62.11'
C227	874.00'	23.47'	N 54°46'00" E	23.47'
C228	274.00'	48.48'	N 48°55'43" E	48.42'
C229	274.00'	48.48'	S 41°04'17" E	48.42'
C230	526.00'	97.71'	N 40°49'08" W	97.57'
C231	526.00'	45.19'	N 43°40'45" W	45.18'
C232	526.00'	52.52'	N 38°21'27" W	52.50'
C233	14.00'	12.54'	S 61°09'22" E	12.12'
C234	50.00'	145.97'	N 03°10'40" W	99.38'
C235	50.00'	6.87'		

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C310	60.00'	56.10'	N 45°29'32" W	54.08'
C311	60.00'	53.17'	N 06°40'51" E	51.45'
C312	60.00'	67.96'	N 64°31'12" E	64.39'
C313	60.00'	61.92'	S 53°27'58" E	59.21'
C314	60.00'	33.76'	S 07°46'59" E	33.32'
C315	15.00'	14.89'	N 20°05'39" W	14.28'
C316	15.00'	23.56'	S 86°28'30" W	21.21'
C317	15.00'	23.56'	N 03°31'30" W	21.21'
C318	274.00'	88.73'	S 36°51'47" E	88.35'
C319	274.00'	51.38'	S 32°57'27" E	51.30'
C320	274.00'	37.36'	S 42°14'05" E	37.33'
C321	326.00'	72.35'	S 39°46'58" E	72.20'
C322	326.00'	40.77'	S 37°00'27" E	40.74'
C323	326.00'	31.58'	S 43°21'55" E	31.57'
C324	274.00'	161.20'	S 29°40'19" E	158.89'
C325	274.00'	40.03'	S 17°00'11" E	40.00'
C326	274.00'	79.01'	S 29°26'58" E	78.74'
C327	274.00'	42.16'	S 42°07'06" E	42.12'
C328	326.00'	191.80'	S 29°40'19" E	189.04'
C329	326.00'	23.47'	S 14°52'46" E	23.46'
C330	326.00'	51.88'	S 21°30'01" E	51.82'
C331	326.00'	47.15'	S 30°12'09" E	47.11'
C332	326.00'	47.15'	S 38°29'22" E	47.11'
C333	326.00'	22.15'	S 44°34'47" E	22.15'
C334	574.00'	73.97'	N 65°39'19" E	73.92'
C335	574.00'	52.44'	N 64°34'50" E	52.42'
C336	574.00'	21.53'	N 68°16'20" E	21.53'
C337	626.00'	80.67'	N 65°39'19" E	80.61'
C338	626.00'	27.73'	N 63°13'57" E	27.73'
C339	626.00'	46.00'	N 66°36'24" E	45.99'
C340	626.00'	6.94'	N 69°01'46" E	6.94'
C341	476.00'	333.08'	N 63°59'00" E	326.33'
C342	476.00'	106.10'	N 50°19'20" E	105.88'
C343	476.00'	44.39'	N 59°22'45" E	44.37'
C344	476.00'	48.00'	N 64°56'23" E	47.98'
C345	476.00'	48.00'	N 70°43'05" E	47.98'
C346	476.00'	48.00'	N 76°29'46" E	47.98'
C347	476.00'	38.58'	N 81°42'27" E	38.57'
C348	15.00'	19.64'	S 46°31'37" W	18.26'
C349	474.00'	69.38'	S 04°49'52" W	69.32'
C350	474.00'	29.20'	S 07°15'35" W	29.19'
C351	474.00'	40.18'	S 03°03'59" W	40.17'
C352	15.00'	23.57'	S 44°22'33" E	21.22'
C353	15.00'	23.56'	N 45°38'16" E	21.21'
C354	526.00'	76.99'	S 04°49'52" W	76.92'
C355	526.00'	38.68'	S 02°44'40" W	38.67'
C356	526.00'	38.31'	S 06°56'16" W	38.30'
C357	14.00'	12.54'	N 16°38'04" W	12.12'
C358	50.00'	155.02'	S 46°31'37" W	99.98'
C359	50.00'	18.89'	S 31°28'10" E	18.78'
C360	50.00'	44.58'	S 04°53'59" W	43.12'
C361	50.00'	38.83'	S 52°41'24" W	37.86'
C362	50.00'	52.72'	N 74°51'31" W	50.31'
C363	14.00'	12.54'	S 70°18'41" E	12.12'
C364	14.00'	7.47'	S 59°56'46" E	7.39'
C365	14.00'	5.07'	S 85°36'17" E	5.04'
C366	424.00'	296.01'	N 64°01'47" E	290.03'
C367	424.00'	10.56'	N 83°18'58" E	10.56'
C368	424.00'	72.06'	N 77°44'01" E	71.98'
C369	424.00'	107.29'	N 65°36'56" E	107.01'
C370	424.00'	106.09'	N 51°11'53" E	105.81'
C371	426.00'	177.60'	N 37°55'51" W	176.31'
C372	15.00'	22.17'	S 68°19'13" E	20.20'
C373	15.00'	22.17'	S 27°00'51" W	20.20'
C374	426.00'	118.64'	N 07°20'25" W	118.25'
C375	426.00'	44.65'	N 12°18'58" W	44.63'
C376	426.00'	49.89'	N 05°57'31" W	49.86'
C377	426.00'	24.10'	N 00°58'59" W	24.10'
C378	15.00'	23.56'	S 44°21'44" E	21.21'
C379	15.00'	23.56'	S 45°38'16" W	21.21'
C380	14.00'	12.54'	S 25°01'15" E	12.12'
C381	50.00'	168.11'	N 45°38'16" E	99.39'
C382	14.00'	12.54'	N 63°42'11" W	12.12'
C383	14.00'	12.54'	S 64°58'44" W	12.12'
C384	50.00'	165.32'	S 45°57'41" E	99.66'
C385	50.00'	127.83'	S 67°26'15" E	95.75'
C386	50.00'	21.55'	S 18°09'05" W	21.38'
C387	50.00'	15.93'	S 39°37'37" W	15.87'
C388	14.00'	12.54'	N 23°05'55" E	12.12'
C389	15.00'	22.72'	N 45°57'41" W	20.61'
C390	15.00'	24.40'	N 44°02'19" E	21.80'
C391	374.00'	22.77'	N 04°18'16" W	22.76'
C392	15.00'	22.65'	N 49°18'16" W	20.56'
C393	426.00'	25.95'	N 04°18'20" W	25.94'
C394	15.00'	22.72'	S 45°57'41" E	20.61'
C395	15.00'	24.40'	S 44°02'19" W	21.80'
C396	15.00'	22.72'	S 45°57'41" E	20.61'
C397	15.00'	24.40'	S 44°02'19" W	21.80'
C398	14.00'	21.21'	S 45°57'41" E	19.24'
C399	15.00'	23.56'	N 45°38'16" E	21.21'
C400	15.00'	23.56'	N 44°21'44" W	21.21'
C401	15.00'	23.56'	N 45°38'16" E	21.21'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C402	15.00'	23.56'	N 44°21'44" W	21.21'
C403	15.00'	23.56'	N 45°38'16" E	21.21'
C404	374.00'	329.72'	N 24°37'05" W	319.14'
C405	374.00'	58.90'	N 03°52'25" W	58.84'
C406	374.00'	270.82'	N 29°07'46" W	264.94'
C407	20.00'	38.77'	N 35°05'46" E	32.98'
C408	60.00'	232.63'	N 89°21'44" W	111.97'
C409	60.00'	29.86'	S 06°10'51" E	29.55'
C410	60.00'	38.14'	S 26°17'02" W	37.50'
C411	60.00'	38.14'	S 62°42'14" W	37.50'
C412	60.00'	38.12'	N 80°53'04" W	37.48'
C413	60.00'	20.38'	N 52°57'02" W	20.29'
C414	60.00'	38.14'	N 25°00'29" W	37.50'
C415	60.00'	29.86'	N 07°27'24" E	29.55'
C416	20.00'	38.77'	S 33°49'13" E	32.98'
C417	60.10'	278.35'	N 43°18'07" E	88.34'
C418	60.10'	5.57'	N 86°44'06" W	5.57'
C419	60.10'	272.78'	N 45°57'23" E	92.02'
C420	14.00'	20.86'	N 46°41'04" W	18.98'
C421	15.00'	24.40'	S 44°02'19" W	21.80'
C422	15.00'	22.72'	N 45°57'41" W	20.61'
C423	274.00'	52.16'	S 85°11'04" W	52.08'
C424	274.00'	30.50'	S 87°26'58" W	30.48'
C425	274.00'	20.09'	S 82°09'37" W	20.09'
C426	274.00'	1.57'	S 79°53'44" W	1.57'
C427	15.00'	23.56'	S 34°43'51" W	21.21'
C428	15.00'	23.56'	S 55°16'09" E	21.21'
C429	326.00'	62.06'	S 85°11'04" W	61.96'
C430	15.00'	24.40'	N 44°02'19" E	21.80'
C431	15.00'	22.72'	S 45°57'41" E	20.61'
C432	15.00'	3.14'	S 08°33'28" E	3.13'
C433	15.00'	19.58'	S 51°57'31" W	18.22'
C434	274.00'	167.11'	S 04°18'47" E	164.53'
C435	274.00'	79.01'	S 04°53'53" W	78.74'
C436	274.00'	82.33'	S 11°58'13" E	82.02'
C437	274.00'	5.77'	S 21°10'53" E	5.77'
C438	15.00'	23.80'	S 67°14'34" E	21.38'
C439	14.00'	14.00'	N 38°39'34" E	13.42'
C440	60.00'	308.46'	N 22°42'03" W	64.86'
C441	60.00'	16.04'	S 17°40'39" W	15.99'
C442	60.00'	51.37'	S 49°51'40" W	49.81'
C443	60.00'	40.37'	N 86°20'19" W	39.61'
C444	60.00'	40.22'	N 47°51'32" W	39.47'
C445	60.00'	42.32'	N 08°26'53" W	41.45'
C446	60.00'	77.06'	N 48°33'07" E	71.87'
C447	60.00'	41.08'	S 75°02'15" E	40.29'
C448	14.00'	14.00'	N 84°03'40" W	13.42'
C449	15.00'	23.32'	S 22°45'26" W	21.04'
C450	326.00'	109.38'	N 12°10'22" W	108.87'
C451	326.00'	38.08'	N 18°26'18" W	38.06'
C452	326.00'	47.15'	N 10°56'55" W	47.11'
C453	326.00'	24.15'	N 04°40'59" W	24.15'
C454	274.00'	36.86'	S 06°24'54" E	36.84'
C455	326.00'	43.86'	N 06°24'54" W	43.83'
C456	326.00'	35.00'	N 07°11'36" W	34.98'
C457	326.00'	8.86'	N 03°20'21" W	8.86'
C458	60.00'	277.87'	S 49°53'10" E	88.23'
C459	60.00'	34.01'	N 13°40'47" E	33.56'
C460	60.00'	21.28'	N 40°04'48" E	21.17'
C461	60.00'	222.58'	S 23°29'10" E	115.19'
C462	14.00'	20.85'	N 40°06'52" E	18.98'
C463	274.00'	36.86'	N 06°24'54" W	36.84'
C464	326.00'	43.86'	S 06°24'54" E	43.83'
C465	326.00'	23.28'	S 08°13'23" E	23.28'
C466	326.00'	20.58'	S 04°22'08" E	20.57'
C467	274.00'	91.93'	N 12°10'22" W	91.50'
C468	274.00'	78.41'	N 10°45'32" W	78.14'
C469	274.00'	13.52'	N 20°22'15" W	13.52'
C470	326.00'	198.82'	S 04°18'47" E	195.75'
C471	326.00'	13.20'	S 20°37'29" E	13.20'
C472	326.00'	47.15'	S 15°19'17" E	47.11'
C473	326.00'	47.15'	S 07°02'04" E	47.11'
C474	326.00'	47.15'	S 01°15'09" W	47.11'
C475	326.00'	44.17'	S 09°16'39" W	44.13'
C476	15.00'	24.10'	S 69°01'23" E	21.59'
C477	426.00'	61.23'	N 27°06'14" W	61.18'
C478	426.00'	5.16'	N 23°20'00" W	5.16'
C479	426.00'	32.85'	N 25°53'22" W	32.84'
C480	426.00'	23.22'	N 29°39'37" W	23.22'
C481	15.00'	22.17'	S 11°06'40" W	20.20'
C482	15.00'	20.64'	S 80°11'19" E	19.05'
C483	15.00'	23.56'	S 03°47'55" W	21.21'
C484	15.00'	23.56'	N 86°12'05" W	21.21'
C485	374.00'	118.90'	N 32°05'37" W	118.40'
C486	15.00'	24.10'	N 23°03'03" E	21.59'
C487	274.00'	64.89'	S 60°13'44" W	64.74'
C488	326.00'	54.14'	N 62°15'22" E	54.08'
C489	15.00'	23.56'	N 77°30'05" W	21.21'
C490	15.92'	22.99'	N 12°58'07" E	21.04'
C491	274.00'	45.50'	N 62°15'22" E	45.45'
C492	326.00'	77.21'	S 60°13'44" W	77.03'
C493	326.00'	57.86'	N 72°05'54" E	57.78'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C494	326.00'	52.77'	N 71°39'03" E	52.71'
C495	326.00'	5.09'	N 76°44'07" E	5.09'
C496	274.00'	83.68'	S 68°26'03" W	83.35'
C497	274.00'	19.71'	S 75°07'21" W	19.70'
C498	274.00'	20.17'	S 70°57'12" W	20.17'
C499	274.00'	43.80'	S 64°15'54" W	43.75'
C500	15.00'	22.18'	S 77°57'06" E	20.21'
C501	326.00'	99.56'	S 68°26'03" W	99.17'
C502	326.00'	50.00'	S 64°04'44" W	49.95'
C503	326.00'	49.56'	S 72°49'39" W	49.51'
C504	15.00'	23.56'	N 32°10'58" E	21.21'
C505	15.00'	23.56'	S 57°49'02" E	21.21'
C506	15.00'	23.56'	N 32°10'58" E	21.21'
C507	15.00'	23.56'	S 57°49'02" E	21.21'
C508	274.00'	48.63'	N 72°05'54" E	48.57'
C509	15.00'	23.56'	N 32°10'58" E	21.21'
C510	424.00'	210.05'	N 27°00'33" W	207.91'
C511	424.00'	36.09'	N	

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C586	14.00'	18.89'	N 85°29'43" W	17.49'
C587	374.00'	45.98'	S 52°19'15" W	45.95'
C588	774.00'	54.12'	S 46°47'44" W	54.11'
C589	774.00'	48.94'	S 46°59'14" W	48.93'
C590	774.00'	5.18'	S 44°59'02" W	5.18'
C591	14.00'	22.71'	S 01°40'25" E	20.30'
C592	326.00'	200.98'	N 30°28'42" W	197.81'
C593	326.00'	18.21'	N 46°32'20" W	18.21'
C594	326.00'	32.52'	N 42°04'50" W	32.50'
C595	326.00'	32.52'	N 36°21'55" W	32.50'
C596	326.00'	32.52'	N 30°39'01" W	32.50'
C597	326.00'	30.60'	N 25°06'12" W	30.59'
C598	326.00'	31.85'	N 19°36'55" W	31.84'
C599	326.00'	22.76'	N 14°49'01" W	22.75'
C600	15.00'	22.54'	S 16°37'51" W	20.48'
C601	431.00'	513.13'	N 69°41'46" W	483.36'
C602	431.00'	45.43'	N 38°36'31" W	45.41'
C603	431.00'	48.34'	N 44°50'30" W	48.32'
C604	431.00'	48.34'	N 51°16'06" W	48.32'
C605	431.00'	48.34'	N 57°41'42" W	48.32'
C606	431.00'	49.21'	N 64°10'45" W	49.18'
C607	431.00'	184.17'	N 79°41'28" W	182.77'
C608	431.00'	89.30'	S 82°07'56" W	89.14'
C609	15.00'	22.18'	S 61°26'27" E	20.21'
C610	15.00'	22.18'	N 23°17'05" E	20.21'
C611	431.00'	394.84'	S 39°24'11" W	381.18'
C612	431.00'	320.02'	S 44°22'35" W	312.72'
C613	431.00'	74.82'	S 18°07'55" W	74.73'
C614	375.00'	919.03'	S 83°22'03" W	705.70'
C615	14.00'	12.54'	N 44°44'13" W	12.12'
C616	50.00'	148.80'	S 14°51'41" W	99.66'
C617	14.00'	12.54'	N 74°27'35" E	12.12'
C618	14.00'	21.99'	N 03°48'03" E	19.80'
C619	15.00'	23.56'	S 86°11'57" E	21.21'
C620	15.00'	23.56'	N 03°48'03" E	21.21'
C621	15.00'	23.56'	S 86°11'57" E	21.21'
C622	15.00'	23.56'	N 03°47'59" E	21.21'
C623	15.00'	23.56'	N 86°12'01" W	21.21'
C624	14.00'	16.59'	S 14°51'41" W	15.63'
C625	326.00'	45.23'	N 45°10'25" W	45.19'
C626	326.00'	4.89'	N 41°37'44" W	4.89'
C627	326.00'	40.34'	N 45°36'12" W	40.31'
C628	60.00'	270.66'	S 01°37'14" W	92.95'
C629	60.00'	2.45'	N 50°18'57" W	2.45'
C630	60.00'	33.87'	N 67°39'17" W	33.42'
C631	60.00'	40.26'	S 76°57'00" W	39.51'
C632	60.00'	194.08'	S 34°56'33" E	119.87'
C633	25.00'	34.24'	N 88°22'46" W	31.62'
C634	25.00'	19.65'	S 74°54'43" W	19.15'
C635	25.00'	14.58'	N 65°51'24" W	14.38'
C636	15.00'	24.73'	N 01°55'36" W	22.02'
C637	14.00'	12.54'	N 70°57'13" E	12.12'
C638	50.00'	165.05'	S 02°02'52" W	99.68'
C639	14.00'	12.54'	N 66°51'28" W	12.12'
C640	14.00'	21.13'	S 02°02'52" W	19.18'
C641	15.00'	22.40'	S 88°04'24" W	20.38'
C642	274.00'	38.01'	N 45°10'25" W	37.98'
C643	770.00'	253.40'	S 48°37'06" W	252.26'
C644	1030.00'	220.74'	N 45°19'48" E	220.31'
C645	820.00'	45.63'	S 49°52'31" W	45.62'
C646	15.00'	24.53'	S 01°26'01" W	21.89'
C647	15.00'	22.85'	N 89°03'19" W	20.70'
C648	880.00'	63.99'	S 49°23'11" W	63.97'
C649	970.00'	207.88'	N 45°19'48" E	207.48'
C650	830.00'	273.15'	S 48°37'06" W	271.92'
C651	830.00'	136.43'	S 43°53'59" W	136.28'
C652	830.00'	136.71'	S 53°19'39" W	136.56'
C653	274.00'	235.80'	S 08°56'49" W	228.59'
C654	326.00'	255.56'	N 06°45'03" E	249.07'
C655	15.00'	21.83'	S 12°28'26" E	19.95'
C656	326.00'	61.20'	N 48°46'43" W	61.11'
C657	15.00'	13.36'	S 68°55'27" E	12.93'
C658	50.00'	165.81'	N 00°33'18" E	99.62'
C659	15.00'	13.32'	S 70°06'39" W	12.89'
C660	15.00'	23.56'	S 00°20'10" E	21.21'
C661	14.00'	20.85'	S 88°00'39" E	18.98'
C662	60.00'	277.87'	N 01°59'21" E	88.23'
C663	60.00'	14.18'	S 56°05'12" W	14.15'
C664	60.00'	68.18'	N 84°35'19" W	64.57'
C665	60.00'	54.96'	N 25°47'45" W	53.06'
C666	60.00'	130.10'	N 62°33'35" E	106.07'
C667	60.00'	10.46'	S 50°19'49" E	10.45'
C668	15.00'	22.48'	N 88°16'03" W	20.43'
C669	274.00'	308.49'	N 16°32'48" E	292.45'
C670	274.00'	16.51'	N 47°04'29" E	16.51'
C671	274.00'	291.98'	N 14°49'14" E	278.36'
C672	15.00'	23.56'	N 60°42'26" W	21.21'
C673	15.00'	23.56'	N 29°17'34" E	21.21'
C674	326.00'	280.55'	S 08°56'49" W	271.98'
C675	326.00'	200.09'	S 01°52'34" W	196.96'
C676	326.00'	80.46'	S 26°31'49" W	80.26'
C677	15.00'	21.76'	S 84°35'18" W	19.91'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C678	274.00'	51.95'	N 48°49'57" W	51.88'
C679	274.00'	51.27'	N 48°51'37" W	51.20'
C680	274.00'	0.47'	N 43°27'00" W	0.47'
C681	15.00'	23.06'	N 00°37'54" E	20.85'
C682	15.00'	23.56'	N 89°39'50" W	21.21'
C683	15.00'	24.64'	S 01°43'57" W	21.97'
C684	15.00'	23.56'	N 89°35'09" E	21.21'
C685	326.00'	83.53'	S 51°55'34" W	83.30'
C686	326.00'	39.55'	S 48°03'39" W	39.52'
C687	326.00'	43.98'	S 55°24'04" W	43.95'
C688	14.00'	13.04'	N 32°35'05" E	12.57'
C689	14.00'	6.90'	N 45°08'42" E	6.83'
C690	14.00'	6.14'	N 18°27'49" E	6.09'
C691	60.00'	308.24'	N 26°55'25" W	65.05'
C692	60.00'	47.56'	S 28°36'37" W	46.32'
C693	60.00'	44.94'	S 72°46'35" W	43.90'
C694	60.00'	197.40'	N 08°29'12" E	119.67'
C695	60.00'	18.34'	S 68°30'24" E	18.27'
C696	14.00'	15.19'	S 89°10'13" W	14.45'
C697	274.00'	64.59'	S 51°20'19" W	64.44'
C698	274.00'	33.07'	S 54°38'02" W	33.05'
C699	274.00'	31.52'	S 47°52'52" W	31.50'
C700	15.00'	23.56'	S 00°24'51" E	21.21'
C701	15.00'	20.23'	S 84°03'08" E	18.73'
C702	326.00'	96.63'	S 65°48'04" W	96.28'
C703	326.00'	41.27'	S 60°56'11" W	41.24'
C704	326.00'	47.15'	S 68°42'23" W	47.11'
C705	326.00'	8.21'	S 73°34'17" W	8.21'
C706	274.00'	121.91'	S 61°32'48" W	120.90'
C707	274.00'	72.98'	S 66°39'45" W	72.76'
C708	274.00'	48.93'	S 53°55'00" W	48.86'
C709	25.00'	20.58'	S 25°13'22" W	20.00'
C710	50.00'	157.04'	S 88°22'37" E	100.00'
C711	50.00'	29.50'	N 18°32'38" E	29.07'
C712	50.00'	41.01'	N 58°56'17" E	39.87'
C713	50.00'	36.52'	S 76°38'32" E	35.71'
C714	50.00'	50.02'	S 27°03'28" E	47.96'
C715	25.00'	20.51'	N 21°54'23" W	19.94'
C716	15.00'	23.56'	S 89°35'09" W	21.21'
C717	15.00'	24.67'	N 01°41'36" E	21.98'
C718	15.00'	22.46'	S 88°18'24" E	20.42'
C719	15.00'	23.56'	S 00°24'51" E	21.21'
C720	1387.00'	25.24'	N 43°47'34" E	25.24'
C721	10.00'	14.02'	S 04°09'21" W	12.90'
C722	10.00'	17.11'	N 85°00'51" W	15.10'
C723	1387.00'	356.75'	N 53°20'35" E	355.77'
C724	1387.00'	34.89'	N 46°41'42" E	34.89'
C725	1387.00'	41.21'	N 48°16'00" E	41.21'
C726	1387.00'	41.10'	N 49°58'01" E	41.10'
C727	1387.00'	41.04'	N 51°39'48" E	41.03'
C728	1387.00'	41.00'	N 53°21'28" E	41.00'
C729	1387.00'	40.87'	N 55°02'56" E	40.87'
C730	1387.00'	40.58'	N 56°43'53" E	40.58'
C731	1387.00'	40.54'	N 58°24'25" E	40.54'
C732	1387.00'	35.51'	N 59°58'40" E	35.51'
C733	10.00'	14.61'	S 18°51'45" W	13.34'
C734	10.00'	16.84'	S 71°13'50" E	14.92'
C735	1367.00'	411.64'	N 51°53'53" E	410.09'
C736	1367.00'	49.85'	N 59°28'48" E	49.85'
C737	1367.00'	44.24'	N 57°30'29" E	44.24'
C738	1367.00'	44.24'	N 55°39'14" E	44.24'
C739	1367.00'	44.24'	N 53°47'59" E	44.24'
C740	1367.00'	44.24'	N 51°56'44" E	44.24'
C741	1367.00'	44.24'	N 50°05'29" E	44.24'
C742	1367.00'	44.24'	N 48°14'14" E	44.24'
C743	1367.00'	44.24'	N 46°22'59" E	44.24'
C744	1367.00'	44.24'	N 44°31'44" E	44.24'
C745	1367.00'	7.89'	N 43°26'12" E	7.89'
C746	1387.00'	202.52'	N 73°00'00" E	202.34'
C747	1387.00'	19.75'	N 69°13'30" E	19.75'
C748	1387.00'	45.52'	N 70°34'22" E	45.51'
C749	1387.00'	42.45'	N 72°23'23" E	42.45'
C750	1387.00'	43.70'	N 74°10'09" E	43.70'
C751	1387.00'	44.01'	N 75°58'51" E	44.01'
C752	1387.00'	7.09'	N 77°02'11" E	7.09'
C753	10.00'	15.71'	S 32°10'58" W	14.14'
C754	10.00'	15.71'	S 57°49'02" E	14.14'
C755	1367.00'	198.97'	N 73°00'47" E	198.79'
C756	1367.00'	2.39'	N 77°07'58" E	2.39'
C757	1367.00'	44.24'	N 76°09'20" E	44.24'
C758	1367.00'	44.24'	N 74°18'05" E	44.24'
C759	1367.00'	44.24'	N 72°26'50" E	44.24'
C760	1367.00'	45.03'	N 70°34'35" E	45.03'
C761	1367.00'	18.83'	N 69°14'17" E	18.83'
C762	20.00'	19.36'	N 20°06'04" E	18.61'
C763	20.00'	6.02'	N 00°59'19" E	5.99'
C764	20.00'	13.34'	N 28°43'07" E	13.10'
C765	1038.00'	303.87'	N 56°13'04" E	302.78'
C766	1038.00'	19.42'	N 48°22'02" E	19.42'
C767	1038.00'	31.85'	N 49°46'56" E	31.85'
C768	1038.00'	33.84'	N 51°35'42" E	33.84'
C769	1038.00'	33.84'	N 53°27'46" E	33.84'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C770	1038.00'	33.84'	N 55°19'51" E	33.84'
C771	1038.00'	31.85'	N 57°08'37" E	31.85'
C772	1038.00'	31.85'	N 58°54'06" E	31.85'
C773	1038.00'	33.84'	N 60°42'52" E	33.84'
C774	1038.00'	33.75'	N 62°34'48" E	33.75'
C775	1038.00'	19.79'	N 64°03'28" E	19.79'
C776	1018.00'	96.49'	N 61°50'29" E	96.45'
C777	15.00'	21.50'	N 18°04'12" E	19.70'
C778	435.00'	67.99'	N 27°27'50" W	67.92'
C779	435.00'	28.57'	N 24°52'04" W	28.57'
C780	435.00'	39.42'	N 29°20'44" W	39.41'
C781	455.00'	67.97'	N 27°15'56" W	67.90'
C782	455.00'	42.04'	N 28°53'52" W	42.03'
C783	455.00'	25.92'	N 24°37'06" W	25.92'
C784	15.00'	26.38'	S 73°22'39" E	23.11'
C785	1018.00'	138.56'	N 52°19'55" E	138.46'
C786				

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION FORM

Updated: March, 2018

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name		Property Owner	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Proposed Subdivision Name: _____

Subject Property Address or General Location: _____

Acres: _____ Tax ID #: R _____

Located in: City Limits Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: Final Subdivision Plat Final Development Plat

Current Number of Lots: _____ Current Land Use: _____

Proposed Number of Lots: _____ Proposed Land Use: _____

AUTHORIZATION

All required application documents are attached. I understand the fees for and the process of subdivision and understand my responsibility to be present at meetings regarding this application.

Filing Fee \$1,250 plus \$100 per acre Technology Fee \$11 **MAXIMUM COST \$2,511**

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

To be completed by Staff: Date Submitted: _____ 5 Business Days from Submittal: _____

Completeness Review By: _____ Date: _____ Contact Date for Supplemental Info: _____

Supplemental Info Received (required w/in 5 days of contact): _____

Application Returned to Applicant: _____ Application Accepted for Review: _____

Comments Due to Applicant: _____ Resubmittal Date: _____ P&Z Meeting: _____

APPLY ONLINE - WWW.MYGOVERNMENTONLINE.ORG/

SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

- All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: _____ Date: _____

Printed Name: _____

WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: _____ Date: _____

Printed Name: _____

RECORDATION REQUIREMENTS*** (To be completed by staff)

The following are required for recordation, following approval of a Plat application:

- Two (2) mylars of the subdivision plat (*Comal Co. requires White 20# Bond Paper*)
- Recording Fee: \$_____
- Reprinted Tax Receipt
- Tax Certificate (paid prior to January 31st of current year)

Other possible recording requirements:

- If public improvements were deferred, Subdivision Improvement Agreement
- Subdivision Improvement Agreement recording fee: \$_____
- Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- Other recording fee: \$_____

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

Highpointe Trace, LLC (owner) acknowledges that it is the rightful owner of the property located at
5818 S. Old Bastrop Hwy, San Marcos, TX 78666. (address).

I hereby authorize Bowman Consulting Group (agent name) to serve as my
agent to file this application for W.P.P. - Phase 2 and P.I.C.P. (permit type), and
to work with the Responsible Official / Department on my behalf throughout the process.

HIGHPOINTE TRACE, LLC,
a California limited liability company

By: Highpointe Posey, L.P., a California
limited partnership, Its Managing Member

By: Highpointe Investments, Inc.,
a California corporation, Its
General Partner

By: 
Timothy D. England, SVP

Date: 12-5-17

Signature of Agent: 

Date: 7-25-18

Printed Name: Nicholas G. Kehl, P.E.

To be completed by Staff: Permit # _____

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service **is** currently available to the subject property
- B. Adequate service **is not** currently available, but arrangements **have** been made to provide it
- C. Adequate service **is not** currently available, and arrangements **have not** been made to provide it
- D. Easement(s) are needed within the subject property

Name of Electric Service Provider: _____

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Electric Company Official: _____

Title: _____ Date: _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service ***is*** currently available to the subject property
- B. Adequate service ***is not*** currently available, but arrangements ***have*** been made to provide it
- C. Adequate service ***is not*** currently available, and arrangements ***have not*** been made to provide it
- D. Easement(s) are needed within the subject property

Name of Gas Service Provider: _____

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Gas Company Official: _____

Title: _____ Date: _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service ***is*** currently available to the subject property
- B. Adequate service ***is not*** currently available, but arrangements ***have*** been made to provide it
- C. Adequate service ***is not*** currently available, and arrangements ***have not*** been made to provide it
- D. Easement(s) are needed within the subject property

Name of Telephone Service Provider: _____

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Telephone Company Official: _____

Title: _____ Date: _____

WATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service ***is*** currently available to the subject property
- B. Adequate service ***is not*** currently available, but arrangements ***have*** been made to provide it
- C. Adequate service ***is not*** currently available, and arrangements ***have not*** been made to provide it
- D. Easement(s) are needed within the subject property

Name of Water Service Provider: _____

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Water Official: _____

Title: _____ Date: _____

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service ***is*** currently available to the subject property
- B. Adequate service ***is not*** currently available, but arrangements ***have*** been made to provide it
- C. Adequate service ***is not*** currently available, and arrangements ***have not*** been made to provide it
- D. Easement(s) are needed within the subject property

Name of Wastewater Service Provider: _____

Applicable Utility Service Code(s): _____

OR, the use of either 1) _____ a private wastewater treatment system, or 2) _____ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments / Conditions: _____

Signature of Wastewater Official: _____

Title: _____ Date: _____

PC-18-42_03 (Trace El Rio Street)

Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, for approval of a Final Plat for approximately 1.830 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located at the 1300 Block of Van Horn Trace. (A. Villalobos)

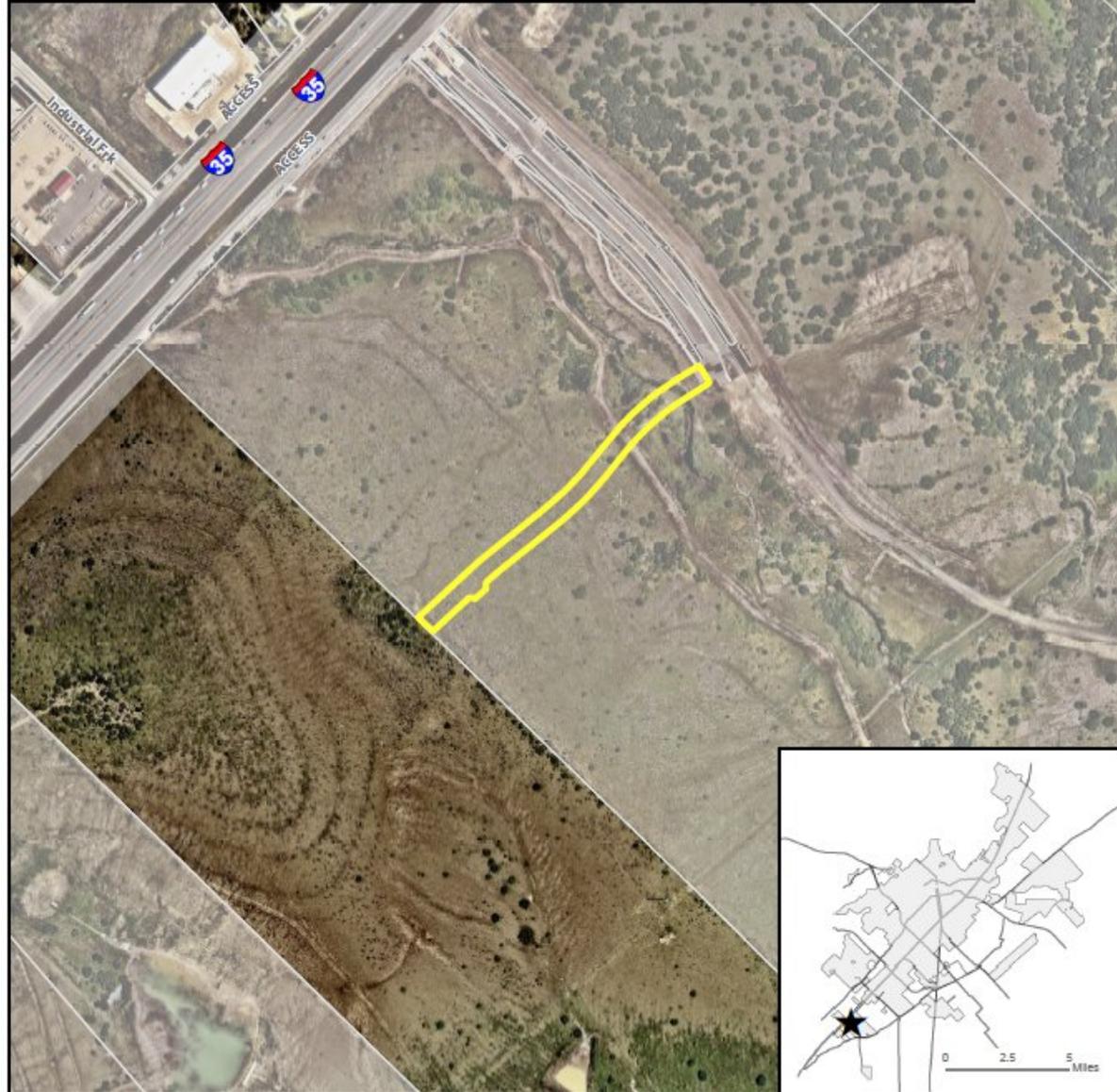
Location:

- +/- 1.83 acres
- New Street: "El Rio Street"

PC-18-42_03

Aerial View

Trace El Rio Street Final Plat — 1300 Block of Van Horn



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/12/2019

Recommendation:

Staff has reviewed the request and recommends **approval**
of PC-18-42_03



Legislation Text

File #: PC-19-50, **Version:** 1

AGENDA CAPTION:

PC-19-50 (LaSalle Holdings Prelim) Consider a request by Joann Eagle P.E. on behalf of La Salle Holdings, LLC to amend a preliminary plat consisting of 1748 acres more or less out of the William Hemphill Survey, Abstract 221, generally located at near the intersection of Yarrington Road and County Road 158. (W. Parrish)

Meeting date: January 14, 2020

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

Fiscal Note:

Prior Council Action: [Click or tap here to enter text.](#)

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

The purpose of a Preliminary Plat is to establish lot design for a subdivision, establish utility layouts, and street and intersection design. The Preliminary Plat stage ensures that the final plat design, if final platting is accomplished in phases, is consistent with the overall plan for the area. Preliminary Plats are not recorded and are not the legal document used for sale of lots, but rather are used to allow for comprehensive review of the proposed development.

In this particular case, the Preliminary Plat is being used to establish boundaries for the extraction of fill material as well as a lot on which to process this material. This property is subject to a Development Agreement that allows for the extraction of material prior to the development of the site. The Preliminary Plat will be amended in the future to include streets and lots as approved under the Development Agreement.

This plat shows six (6) lots from which material will be extracted, and one (1) lot where the material will be processed. The Preliminary Plat establishes the proposed excavation and processing areas, as well as access points to each lot, and delineates the Water Quality Zone.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the request and determined the Preliminary Plat Amendment complies with the Development Agreement and the San Marcos Land Development Code and recommends **approval** of PC-19-50 as submitted.

**Plat – Preliminary Plat
PC-19-50**

**La Salle Preliminary Plat
Amendment**



Summary

Request:	Consideration of an amendment to the La Salle Holdings Preliminary Plat to increase the number of lots from four to seven.		
Applicant:	Joann Eagle 5501 W William Cannon Austin, TX 78748	Property Owner:	La Salle Holdings LTD 6109 FM 390 North Brenham, TX 77833
Parkland Required:	N/A	Utility Capacity:	Required at Final Plat
Accessed from:	Yarrington Road, County Road 158, Hwy 21	New Street Names:	N/A

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report.		

Property Description

Location:	Intersection of Yarrington Road and County Road 158		
Acreage:	1748	PDD/DA/Other:	PDA-14-01
Existing Zoning:	N/A	Preferred Scenario:	Low Intensity
Proposed Use:	Mixed (Single Family, Multifamily, Open Space, Commercial)		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ/Kyle	Quarry/Residential	Low Intensity
South of Property:	ETJ	Residential/Agricultural	Low Intensity
East of Property:	Kyle	Vacant / Residential	N/A
West of Property:	HC/ETJ	Vacant	Employment Area / Low Intensity

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Approval with Conditions / Alternate	<input type="checkbox"/> Denial
Staff: Will Parrish, CNU-A	Title : Planner	Date: January 8, 2019

Plat – Preliminary Plat
PC-19-50

La Salle Preliminary Plat
Amendment



History

The purpose of a Preliminary Plat is to establish lot design for a subdivision, establish utility layouts, and street and intersection design. The Preliminary Plat stage ensures that the final plat design, if final platting is accomplished in phases, is consistent with the overall plan for the area. Preliminary Plats are not recorded and are not the legal document used for sale of lots, but rather are used to allow for comprehensive review of the proposed development.

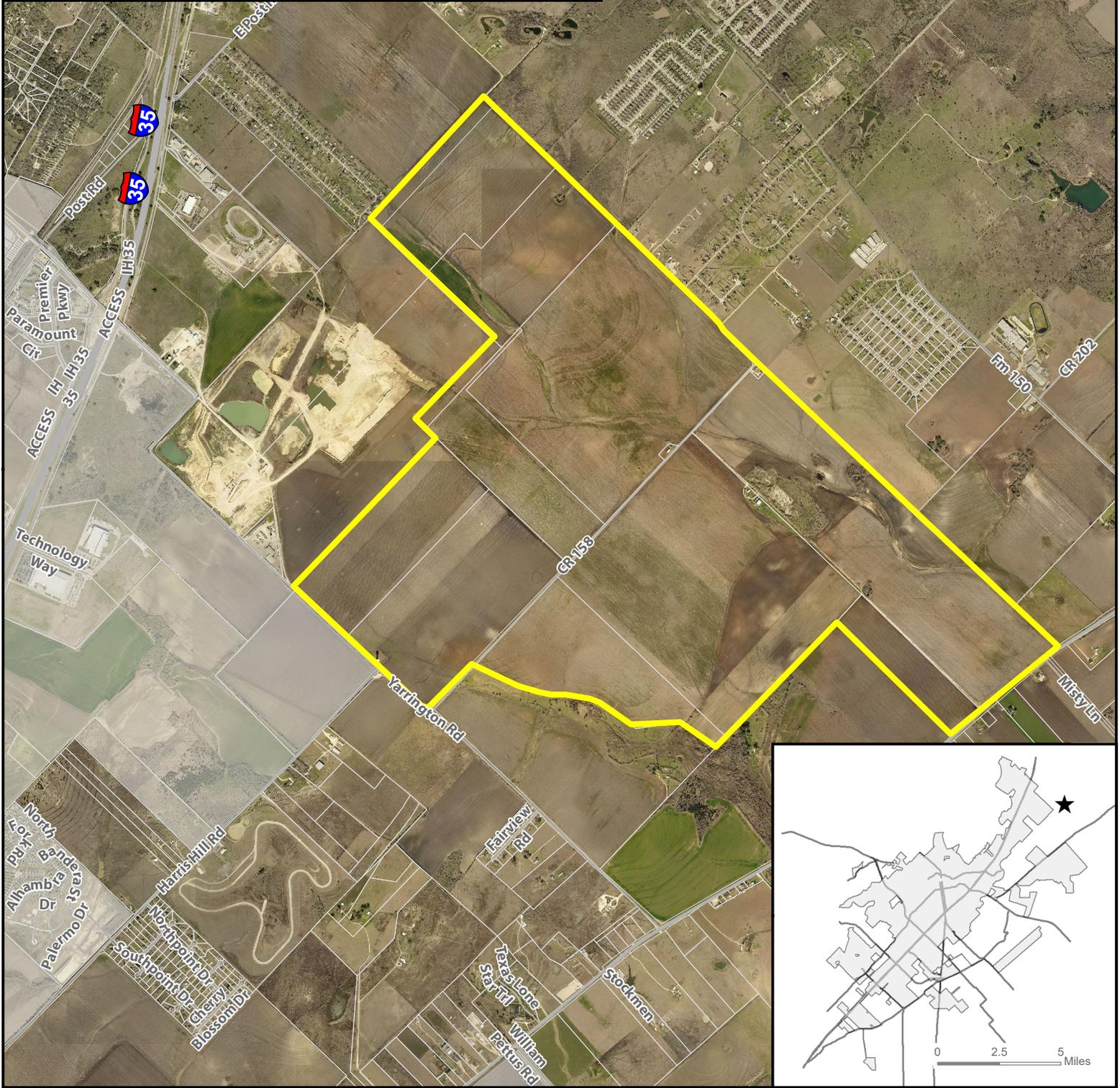
In this particular case, the Preliminary Plat is being used to establish boundaries for the extraction of fill material as well as a lot on which to process this material. This property is subject to a Development Agreement that allows for the extraction of material prior to the development of the site. The Preliminary Plat will be amended in the future to include streets and lots as approved under the Development Agreement.

Additional Analysis

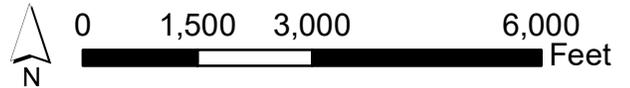
This plat shows six (6) lots from which material will be extracted, and one (1) lot where the material will be processed. The Preliminary Plat establishes the proposed excavation and processing areas, as well as access points to each lot, and delineates the Water Quality Zone.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			The plat is consistent with all zoning requirements for the property, and any approved development agreement;
<u>X</u>			The plat conforms to the approved Watershed Protection Plan (Phase 1);
<u>X</u>			The proposed provision and configuration of roads, water, wastewater, drainage and park facilities conform to the master facilities plans for the facilities, including without limitation the water facilities, wastewater facilities, transportation, drainage and other master facilities plans;
<u>X</u>			The proposed provision and configuration of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of Chapters 6 and 7 of this Land Development Code; and <i>This Preliminary Plat is subject to a Development Agreement that pre-dates the current Land Development Code.</i>
		<u>N/A</u>	The plat meets any county standards to be applied under an interlocal agreement between the City and a county under Tex. Loc. Gov't Code ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.

PC-19-50 Aerial View La Salle Preliminary Plat



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/26/2018

SUBDIVISION MINOR / AMENDING PLAT, APPLICATION

Updated: March, 2018

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name	Joann A. Eagle, P.E. Carlson Brigrance & Doering, Inc.	Property Owner	LaSalle Holdings, LTD.
Applicant's Mailing Address	5501 W. William Cannon Drive Austin, TX 78748	Owner's Mailing Address	6109 FM 390 N. Brenham, Texas 77833
Applicant's Phone #	512-280-5160	Owner's Phone #	(314) 280-4083
Applicant's Email	joann@cbdeng.com	Owner's Email	gaobryan@fredweberinc.com

PROPERTY INFORMATION

Proposed/Current Subdivision Name: LaSalle Holdings

Subject Property Address or General Location: 6587 State Hwy 21 Kyle TX 78640

Acres: 1,370.80 acres Tax ID #: R R14875, R14877, R14883, R14884, R70463

Located in: City Limits Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: Minor Subdivision Plat Amending Plat

Current Number of Lots: 4 Current Land Use: agricultural

Proposed Number of Lots: 7 Proposed Land Use: aggregate processing

AUTHORIZATION

All required application documents are attached. I understand the fees for and the process of subdivision and understand my responsibility to be present at meetings regarding this application.

Filing Fee \$500 plus \$100 per acre Technology Fee \$11 **MAXIMUM COST \$1,011**

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

To be completed by Staff: Date Submitted: _____ 5 Business Days from Submittal: _____

Completeness Review By: _____ Date: _____ Contact Date for Supplemental Info: _____

Supplemental Info Received (required w/in 5 days of contact): _____

Application Returned to Applicant: _____ Application Accepted for Review: _____

Comments Due to Applicant: _____ Resubmittal Date: _____ Approval: _____

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

- All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: _____

Date: 8/21/19

Printed Name: _____

Joanna A. Eagle
Joanna A. Eagle P.E. for Carlson Engineers & Design Inc.

WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: _____

Date: _____

Printed Name: _____

RECORDATION REQUIREMENTS*** (To be completed by staff)

The following are required for recordation, following approval of a Plat application:

- Two (2) mylars of the subdivision plat (*Comal Co. requires White 20# Bond Paper*)
- Recording Fee: \$ _____
- Reprinted Tax Receipt
- Tax Certificate (paid prior to January 31st of current year)

Other possible recording requirements:

- If public improvements were deferred, Subdivision Improvement Agreement
- Subdivision Improvement Agreement recording fee: \$ _____
- Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- Other recording fee: \$ _____

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

1. LA SALLE HOLDINGS (owner) acknowledge that I am the rightful owner of the property located at 6587 State Hwy. 21 Kyle Texas 78640 (address).

I hereby authorize Carlson, Brigrance & Doering, Inc (agent name) to serve as my agent to file this application for Amended Preliminary Plat (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

LA SALLE HOLDINGS BY
Signature of Property Owner: Felix W. Crivington Date: 7/17/19
Printed Name: FELIX W. CRIVINGTON

Signature of Agent: Joann A. Eagle Date: 8/19/19
Printed Name: Joann A. Eagle, P.E. Carlson, Brigrance & Doering, Inc. #F3791

Form completed by Staff Case #



Carlson, Brigrance & Doering, Inc.

Civil Engineering ❖ Surveying

August 21, 2019

Shannon Mattingly, Director
Planning & Development Services
CITY OF SAN MARCOS
630 Hopkins
San Marcos, Texas 78666

RE: **SAN MARCOS SAND & GRAVEL**
Amended Preliminary Plat
Engineer's Summary Letter
CBD # 4994

Dear Ms. Mattingly,

This site located along State Highway 21 approximately three quarters of a mile south of the intersection with County Road 150 and approximately one mile north of the intersection with Yarrington Road. The Site is located within the City of San Marcos 2-mile Extra Territorial Jurisdiction limits. The Site property is within the Clear Fork Plum Creek and Hemphill Creek Watersheds. The Site property is not within the Edwards Aquifer Recharge Zone or the San Marcos River Corridor area.

Portions of the Preliminary Plat are currently permitted for mineral processing and the remainder will continue as agricultural crops. The raw mineral excavation and mineral processing is a pre-development activity and a transitional land use in support of the Waterstone master planned community specifically constructing water features as approved by the Development Agreement between the City of San Marcos and La Salle Holdings, Ltd.

The proposed amendment is to expand the Pre-Development limits and the excavation contours within the expanded Pre-Development limits. The raw mineral excavation is within the shallow alluvium. The geologic character of the shallow alluvium is complex because of the dynamic nature of the natural and historic deposition. The revised Pre-Development limits and excavation contours will allow us to optimize the excavation to the complex character of the geology in support of the Waterstone development.

Public water supply and public sanitary sewers are not proposed. Wastewater will be provided via temporary sanitary facilities and removed by a contracted hauler registered with TCEQ.

If you have any questions or comments during your review of the Amended Plat, please don't hesitate to call me or email me at joann@cbdeng.com. Thank you for your time and consideration during this permit review period.

Sincerely,
CARLSON, BRIGANCE & DOERING, INC. #F3791

A handwritten signature in blue ink, appearing to read "Joann A. Eagle". The signature is fluid and cursive, with a large initial "J" and "A".

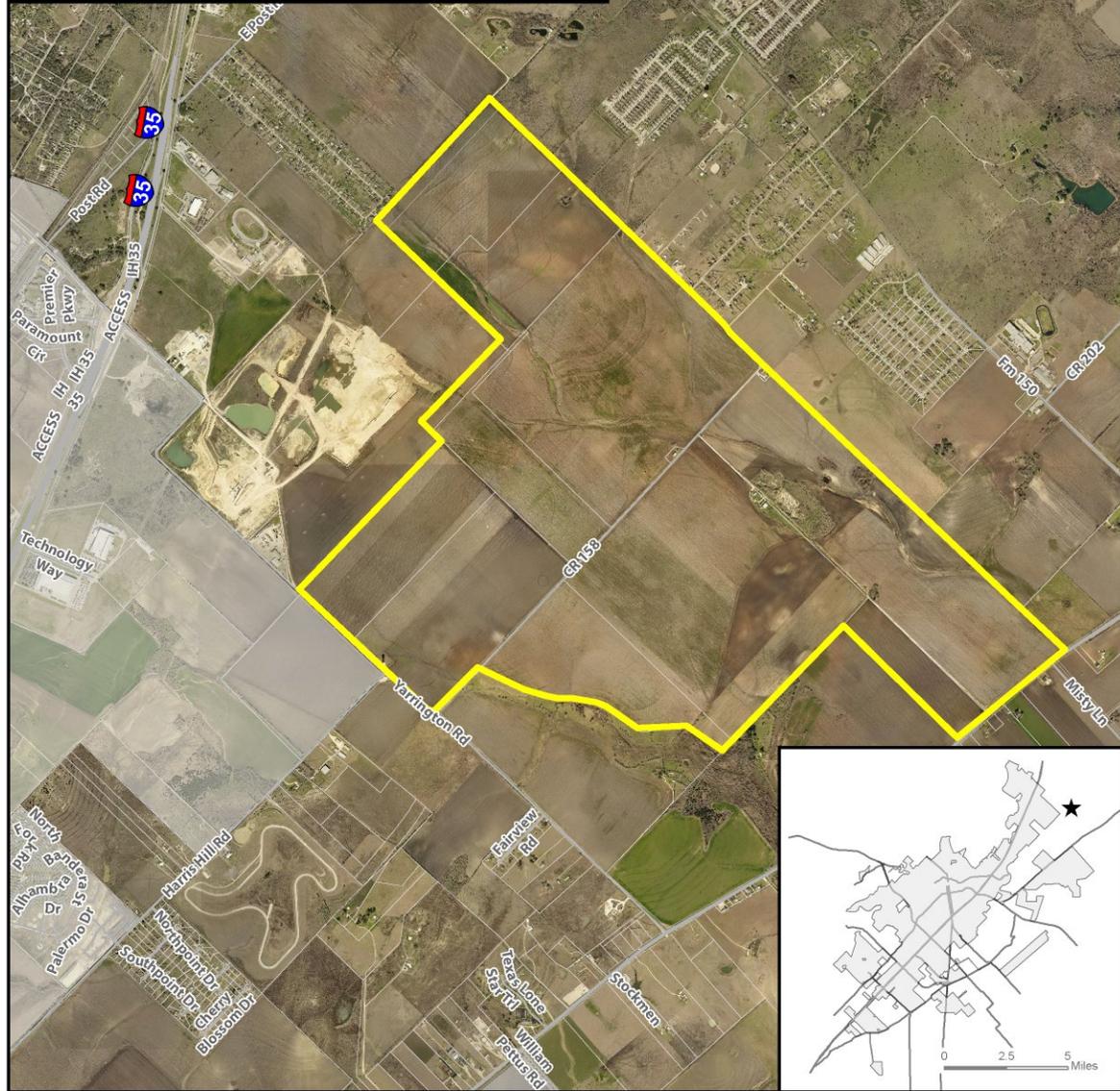
Joann A. Eagle, P.E.
Project Manager

PC-19-50 (La Salle Preliminary Plat Amendment)

Consider a request by Joann Eagle on behalf of La Salle Holdings LTD, to amend the La Salle Preliminary Plat, consisting of approximately 1748 acres, more or less, out of the William Hemphill Survey, Abstract 221, located at the intersection of Yarrington Road and County Road 158.
(W. Parrish)

- +/- 1748 acres
- Original Preliminary Plat Approved in 2017, and was amended in 2018 to provide a lot for the purpose of processing material.
- Development Agreement approved in 2014 and amended in 2018.
- Amendment will provide 3 additional lots.

**PC-18-46_06
Aerial View
La Salle Preliminary Plat**



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/26/2018

AMENDED PRELIMINARY PLAT OF LASALLE HOLDINGS

UTILITY EASEMENTS

It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten (10') of the rear, front and side lines of all lots and/or tracts and in the streets, alleys, boulevards, lanes, and roads of this subdivision, and ten feet (10') along the outer boundaries of all streets, alleys, boulevards, lanes, and roads where subdivision lines or lots of individual tracts are deeded to the center line of the roadway.

Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements within it shall be maintained by the owner of the lot, except for those facilities for which an authority or utility company is responsible.

Utility companies or their employees shall have all of the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from the right of way and easement, and the right from time to time to cut all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility facilities.

The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots and/or tracts of this subdivision.

HAYS COUNTY NOTES

Total Number of Lots: 7

Average size of lots: 195.8 Acres

Total number of lots within the following size categories:

- 10 acres or larger - 7
- larger than 5.0 acres and smaller than 10 acres - 0
- 2.00 acres or larger up to 5.00 acres - 0
- larger than 1.00 acre and smaller than 2.0 acres - 0
- smaller than 1.00 acre - 0

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.

Mall boxes placed within the ROW shall be of an approved TxDOT or FHWA design, per Hays County Development Regulations, chapter 731, subchapter 2.01.

This development is located within the Hays County Emergency Services District No. 5.

Portions of this site are located in the regulated floodplain and will require Hays County floodplain development permits when they are developed per Hays County Development Regulations, chapter 735.

This Preliminary Plat is for pre-development activities only. Future ROW dedication and amended lot configurations will be required prior to Final Plat.

PRELIMINARY

This document shall not be recorded for any purpose.

OWNER:
LASALLE HOLDINGS, LTD.
110 SAN ANTONIO ST. #3419
AUSTIN, TX 78701

ENGINEER:
CARLSON BRIGANCE & DOERING, INC.
5501 W. WILLIAM CANNON DRIVE
AUSTIN, TX 78749

Tract One: Being 230.47 Acres, More or Less, Out of The William Hemphill Survey, Abstract No. 221, Hays County, Texas, Being That Same Tract Described in Deed Recorded in Volume 3030, Page 657, Hays County Official Public Records.

Tract Two: Being 379.59 Acres, More or Less, Out of The William Hemphill Survey, Abstract No. 221, Hays County, Texas, Being That Same Tract Described in Deed Recorded in Volume 3030, Page 657, Hays County Official Public Records.

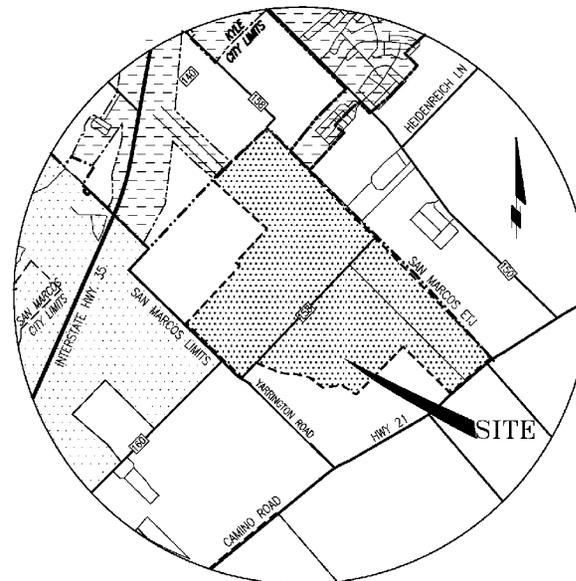
Tract Three: Being 398.91 Acres, More or Less, Out of The William Hemphill Survey, Abstract No. 221, Hays County, Texas, Being That Same Tract Described in Deed Recorded in Volume 2909, Page 684, Hays County Official Public Records.

Tract Four: Being 108.00 Acres, More or Less, Out of The William Hemphill Survey, Abstract No. 221, Hays County, Texas, Being That Same Tract Described in Deed Recorded in Volume 2909, Page 684, Hays County Official Public Records.

Tract Five: Being 94.52 Acres, More or Less, Out of The William Hemphill Survey, Abstract No. 221, Hays County, Texas, Being That Same Tract Described in Deed Recorded in Volume 2909, Page 684, Hays County Official Public Records.

Tract Six: Being 123.75 Acres, More or Less, Out of The William Hemphill Survey, Abstract No. 221, Hays County, Texas, Being That Same Tract Described in Deed Recorded in Volume 3030, Page 657, Hays County Official Public Records.

Tract Seven: Being 35.54 Acres, More or Less, Out of The William Hemphill Survey, Abstract No. 221, Hays County, Texas, Being That Same Tract Described in Deed Recorded in Volume 3030, Page 657, Hays County Official Public Records.



LOCATION MAP

NOT TO SCALE

JURISDICTION:
CITY OF SAN MARCOS 2 MILE E.T.J.

STATE OF TEXAS #
COUNTY OF _____

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains and public places thereon shown for the purpose and consideration therein expressed.

LaSalle Holdings, Ltd.
Michael A. Schroeder, President
110 San Antonio St. #3419
Austin, TX 78701

STATE OF TEXAS #
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Michael A. Schroeder, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this _____ day of _____, 20__.

Notary Public In and For
The State of Texas

STATE OF TEXAS #
COUNTY OF TRAVIS

I hereby certify that proper engineering consideration has been to this Amended Plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Development Plat Ordinance, except for those variances granted by the Planning and Zoning Commission of the City of San Marcos.

Joann A. Eagle, P.E. # 97597

Carlson, Brigance & Doering, Inc.
5501 W William Cannon Drive
Austin, Texas 78749

STATE OF TEXAS #
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Joann A. Eagle, P.E. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this _____ day of _____, 20__.

Notary Public In and For
The State of Texas

STATE OF TEXAS #
COUNTY OF TRAVIS

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

Aaron V. Thomason, R.P.L.S. #8214
Carlson, Brigance & Doering, Inc.
5501 W William Cannon Drive
Austin, Texas 78749

STATE OF TEXAS #
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Aaron V. Thomason, R.P.L.S. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this _____ day of _____, 20__.

Notary Public In and For
The State of Texas

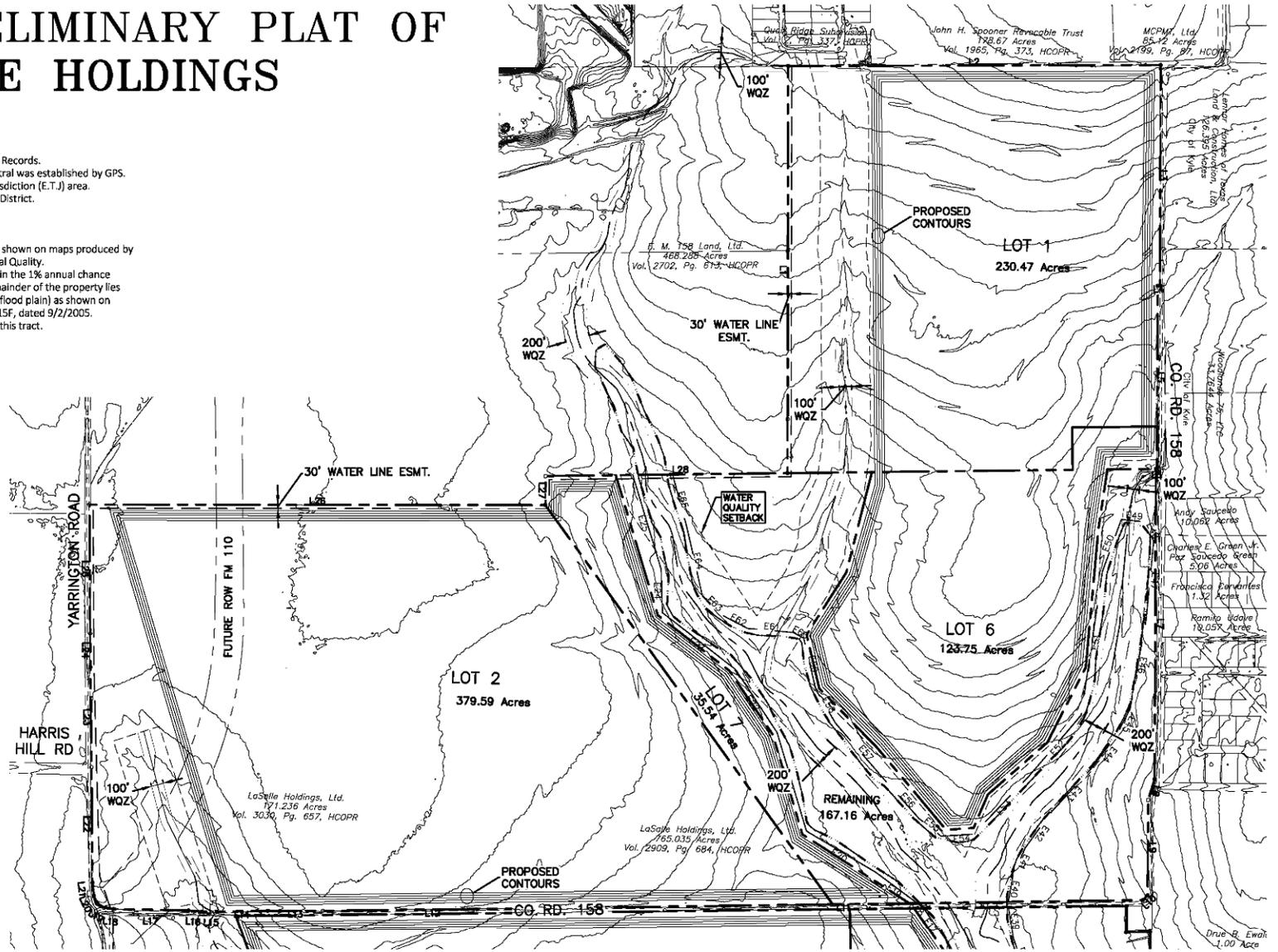
Carlson, Brigance & Doering, Inc.

FIRM ID #13791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

AMENDED PRELIMINARY PLAT OF LASALLE HOLDINGS

1. o indicates record property corner.
2. • indicates 1/2" steel rod found.
3. HCOPR = Hays County Official Public Records. HCPR = Hays County Plat Records.
4. The bearing basis for this survey Texas Coordinates System, South Central was established by GPS.
5. These tracts are located in the City of San Marcos' Extra-Territorial Jurisdiction (E.T.J.) area.
6. These tracts are located in the Hays Consolidated Independent School District.
7. Electric Service provided by Pedernales Electric Cooperative, Inc.
8. Water and Wastewater services provided by the City of San Marcos.
9. Gas service provided by Centerpoint Energy.
10. These tracts do not lie within the four zones of the Edwards Aquifer as shown on maps produced by the Edwards Aquifer Authority and Texas Commission on Environmental Quality.
11. A portion of these tracts lie within Zone A (area determined to be within the 1% annual chance floodplain, base flood elevations undetermined) as shown and the remainder of the property lies within Zone X (area determined to be outside the 0.2% annual chance flood plain) as shown on Flood Insurance Rate Map panel No. 48209C0405F and No. 48209C0415F, dated 9/2/2005.
12. The City of San Marcos Advisory Floodplain Risk Map 6 does not cover this tract.

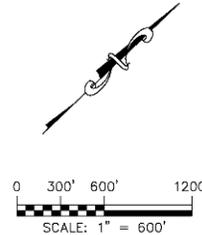


BOUNDARY LINE TABLE

Line #	Length	Direction
L1	3363.59	N46° 19' 27.27"W
L2	3080.80	N43° 25' 49.54"E
L3	1823.69	S46° 16' 00.46"E
L4	20.00	S43° 08' 13.54"W
L5	1513.59	S46° 10' 51.46"E
L6	9.33	S42° 54' 08.54"W
L7	2564.33	S46° 10' 51.46"E
L8	180.56	S28° 53' 51.46"E
L9	787.50	S46° 09' 51.46"E
L10	56.12	S1° 40' 21.46"E
L11	4963.14	S42° 49' 08.54"W
L12	1818.60	S42° 35' 03.54"W
L13	453.80	S43° 45' 10.54"W
L14	425.56	S42° 36' 17.54"W
L15	122.22	S44° 15' 43.54"W
L16	108.79	S47° 32' 34.54"W
L17	619.77	S44° 44' 51.54"W
L18	73.98	S50° 49' 57.54"W
L19	68.58	S73° 46' 38.54"W
L20	70.50	N71° 20' 10.72"W
L21	111.54	N52° 29' 58.46"W
L22	954.14	N46° 51' 22.46"W
L23	825.21	N47° 04' 07.01"W
L24	278.89	N46° 44' 38.46"W
L25	1068.10	N46° 42' 07.46"W
L26	3770.10	N43° 40' 26.54"E
L27	240.49	N46° 01' 43.46"W
L28	2000.06	N42° 54' 08.54"E

PRELIMINARY
This document shall not be recorded for any purpose.

LEGEND	
	PROPERTY BOUNDARY
	PROPOSED GRADING
	620 EXISTING MAJOR CONTOUR
	FEMA FLOODPLAIN
	DRAINAGE EASEMENT
	EXIST. CREEK CENTER LINE
	WATER QUALITY SETBACK
	WATER QUALITY ZONE
	RECORD PROPERTY CORNER
	1/2" STEEL ROD FOUND



SHEET NO. 2 OF 3

Carlson, Brigrance & Doering, Inc.
FIRM ID #F9791 REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

AMENDED PRELIMINARY PLAT OF LASALLE HOLDINGS

PRELIMINARY
This document shall not be recorded for any purpose.

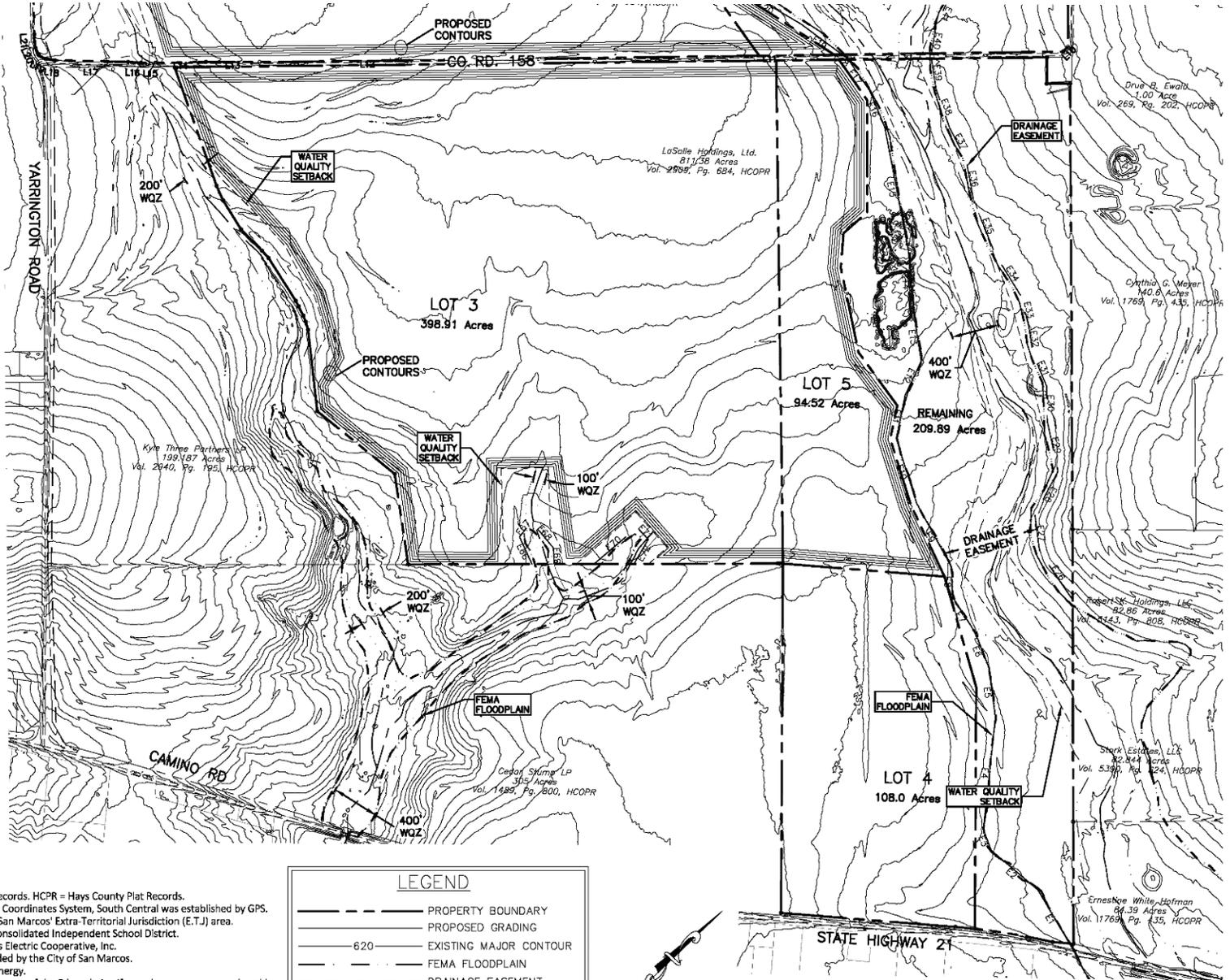
Line #	Length	Direction
E1	823.43	N77° 11' 10.17"W
E2	515.06	S83° 41' 43.32"W
E3	190.71	N66° 55' 34.56"W
E4	954.88	N40° 13' 22.91"W
E5	431.31	N54° 02' 28.54"W
E6	303.43	N67° 40' 28.31"W
E7	361.28	N78° 44' 53.61"W
E8	254.41	N48° 48' 17.17"W
E9	612.73	N75° 06' 42.91"W
E10	571.14	N63° 48' 39.21"W
E11	375.86	N34° 46' 18.72"W
E12	314.82	N20° 59' 27.07"W
E13	417.71	N55° 27' 07.57"W
E14	521.11	N61° 09' 37.64"W
E15	1064.43	N57° 13' 56.43"W
E16	334.56	N68° 59' 34.55"W
E17	316.32	N61° 14' 01.75"W
E18	64.50	S81° 29' 07.62"W
E19	423.38	S80° 19' 22.57"W
E20	866.75	S74° 18' 21.53"W
E21	848.97	N62° 59' 45.73"W
E22	823.49	N79° 47' 21.32"W
E23	765.63	S81° 25' 04.10"W
E24	356.26	N48° 06' 42.94"W
E25	815.94	N63° 06' 31.16"W
E26	496.36	N60° 44' 29.48"W
E27	310.22	N53° 43' 14.62"W
E28	418.60	N18° 29' 55.46"W
E29	430.92	N58° 49' 10.91"W
E30	294.63	N47° 13' 32.68"W

Line #	Length	Direction
E31	303.75	N69° 01' 50.61"W
E32	224.60	N55° 03' 08.63"W
E33	284.12	N60° 39' 07.51"W
E34	418.22	N78° 07' 01.05"W
E35	485.40	N68° 09' 26.25"W
E36	354.05	N56° 56' 45.08"W
E37	303.15	N73° 51' 46.96"W
E38	343.26	N65° 34' 12.45"W
E39	282.13	N55° 14' 57.11"W
E40	228.99	N36° 21' 53.29"W
E41	243.40	N22° 15' 54.52"W
E42	352.57	N10° 36' 39.65"W
E43	518.79	N3° 52' 39.72"W
E44	333.87	N9° 36' 42.08"W
E45	241.34	N19° 03' 53.46"W
E46	755.60	N36° 15' 10.63"W
E47	646.01	N40° 53' 13.88"W
E48	180.00	N74° 19' 08.31"W
E49	184.00	S49° 45' 19.45"W
E50	458.00	S28° 20' 44.06"E
E51	1201.11	S37° 59' 55.32"E
E52	660.89	S5° 47' 41.86"E
E53	665.75	S2° 39' 19.21"E
E54	288.75	S40° 04' 01.46"W
E55	235.15	S82° 19' 06.65"W
E56	350.30	N88° 10' 46.10"W
E57	696.23	N87° 21' 50.79"W
E58	322.17	N78° 37' 00.04"W
E59	435.90	N59° 44' 03.06"W
E60	96.85	S71° 55' 40.43"W

Line #	Length	Direction
L1	3363.59	N46° 19' 27.27"W
L2	3080.80	N43° 25' 49.54"E
L3	1823.69	S46° 16' 00.46"E
L4	20.00	S43° 06' 13.54"W
L5	1513.59	S46° 10' 51.46"E
L6	9.33	S42° 54' 08.54"W
L7	2564.33	S46° 10' 51.46"E
L8	180.56	S28° 53' 51.46"E
L9	787.50	S48° 09' 51.48"E
L10	56.12	S1° 40' 21.48"E
L11	4963.14	S42° 46' 08.54"W
L12	1818.60	S42° 55' 03.54"W
L13	453.80	S43° 45' 10.54"W
L14	425.56	S42° 36' 17.54"W
L15	122.22	S44° 15' 43.54"W
L16	108.79	S47° 32' 34.54"W
L17	818.77	S44° 44' 51.54"W
L18	73.98	S50° 46' 57.54"W
L19	68.58	S73° 46' 36.54"W
L20	70.50	N71° 20' 10.72"W
L21	111.54	N82° 29' 58.46"W
L22	954.14	N46° 51' 22.46"W
L23	825.21	N47° 04' 07.01"W
L24	278.89	N48° 44' 38.46"W
L25	1066.10	N48° 42' 07.46"W
L26	3770.10	N43° 40' 28.54"E
L27	240.49	N46° 01' 43.46"W
L28	2000.06	N42° 54' 08.54"E

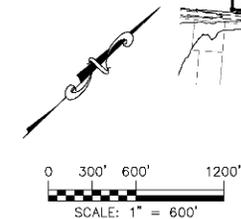
Line #	Length	Direction
E61	378.94	S48° 37' 31.06"W
E62	281.30	S71° 01' 09.53"W
E63	204.17	S89° 26' 13.40"W
E64	586.77	N59° 08' 11.31"W
E65	448.16	N81° 33' 17.99"W
E66	254.02	N71° 05' 25.88"W
E67	182.13	N7° 24' 45.25"W
E68	288.56	S86° 16' 03.36"E
E69	138.72	S50° 02' 18.27"E
E70	475.25	N3° 04' 55.75"E
E71	139.67	S89° 40' 56.87"E
E72	239.35	S15° 56' 21.74"E

- indicates record property corner.
- indicates 1/2" steel rod found.
- HCOPR = Hays County Official Public Records. HCPR = Hays County Plat Records.
- The bearing basis for this survey Texas Coordinates System, South Central was established by GPS.
- These tracts are located in the City of San Marcos' Extra-Territorial Jurisdiction (E.T.J.) area.
- These tracts are located in the Hays Consolidated Independent School District.
- Electric Service provided by Pedernales Electric Cooperative, Inc.
- Water and Wastewater services provided by the City of San Marcos.
- Gas service provided by Centerpoint Energy.
- These tracts do not lie within the four zones of the Edwards Aquifer as shown on maps produced by the Edwards Aquifer Authority and Texas Commission on Environmental Quality.
- A portion of these tracts lie within Zone A (area determined to be within the 1% annual chance floodplain, base flood elevations undetermined) as shown and the remainder of the property lies within Zone X (area determined to be outside the 0.2% annual chance flood plain) as shown on Flood Insurance Rate Map panel No. 48209C0405F and No. 48209C0415F, dated 9/2/2005.
- The City of San Marcos Advisory Floodplain Risk Map 6 does not cover this tract.



LEGEND

- PROPERTY BOUNDARY
- PROPOSED GRADING
- 620 ——— EXISTING MAJOR CONTOUR
- FEMA FLOODPLAIN
- DRAINAGE EASEMENT
- EXIST. CREEK CENTER LINE
- WATER QUALITY SETBACK
- WATER QUALITY ZONE
- RECORD PROPERTY CORNER
- 1/2" STEEL ROD FOUND



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

REG. # 10024900

Civil Engineering

5501 West William Canyon

Phone No. (512) 280-5160

Surveying

Austin, Texas 78749

Fax No. (512) 280-5165

Recommendation:

Staff has reviewed the request and determined the Preliminary Plat Amendment complies with the Development Agreement and the San Marcos Land Development Code and recommends **approval** of PC-19-50 as submitted.



Legislation Text

File #: PC-19-48, **Version:** 1

AGENDA CAPTION:

PC-19-48 (Blanco Riverwalk IIA Replat) Hold a public hearing and consider a request by Hermann Vigil, on behalf of BRW Office Holdings, LLC, for approval of a replat of Blanco Riverwalk Subdivision II A, consisting of approximately 10.77 acres located at the intersection of North Interstate 35 and Chuck Nash Loop. (T. Carpenter)

Meeting date: January 14, 2020

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services

Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

The Blanco Riverwalk Planned Development District was approved August 2016. The subject property was included as a single lot in the Blanco Riverwalk Subdivision II, which was recorded September 2018.

Council Committee, Board/Commission Action:

N/A

Alternatives:

N/A

Recommendation:

Staff recommends **approval** of the replat as presented.

Plat - Replat	Blanco Riverwalk
PC-19-48	Subdivision IIA



Summary

Request:	Consideration of a Replat with 3 Commercial lots		
Applicant:	Hermann Vigil 4005 Banister Ln Austin, TX 78704	Property Owner:	BRW Office Holdings LLC 9811 S IH 35 Austin, TX 78744
Parkland Required:	N/A	Utility Capacity:	Adequate
Accessed from:	Interstate Highway 35	New Street Names:	N/A

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	December 29, 2019	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report		

Property Description

Location:	Intersection of Chuck Nash Loop and Interstate Highway 35		
Acreage:	10.77 acres	PDD/DA/Other:	Ord. # 2016-26
Existing Zoning:	HC	Preferred Scenario:	Employment Center
Proposed Use:	Commercial		
CONA Neighborhood:	N/A	Sector:	7

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	GC	Chuck Nash Dealership	Employment Center
South of Property:	HC	Vacant	Employment Center
East of Property:	LI	CFAN	Employment Center
West of Property:	GC	Office / Warehouse	Employment Center

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Approval with Conditions / Alternate	<input type="checkbox"/> Denial
Staff: Tory Carpenter, AICP, CNU-A	Title : Planner	Date: January 9, 2019

History

The Blanco Riverwalk Planned Development District was approved August 2016. The subject property was included as a single lot in the Blanco Riverwalk Subdivision II, which was recorded September 2018.

Additional Analysis

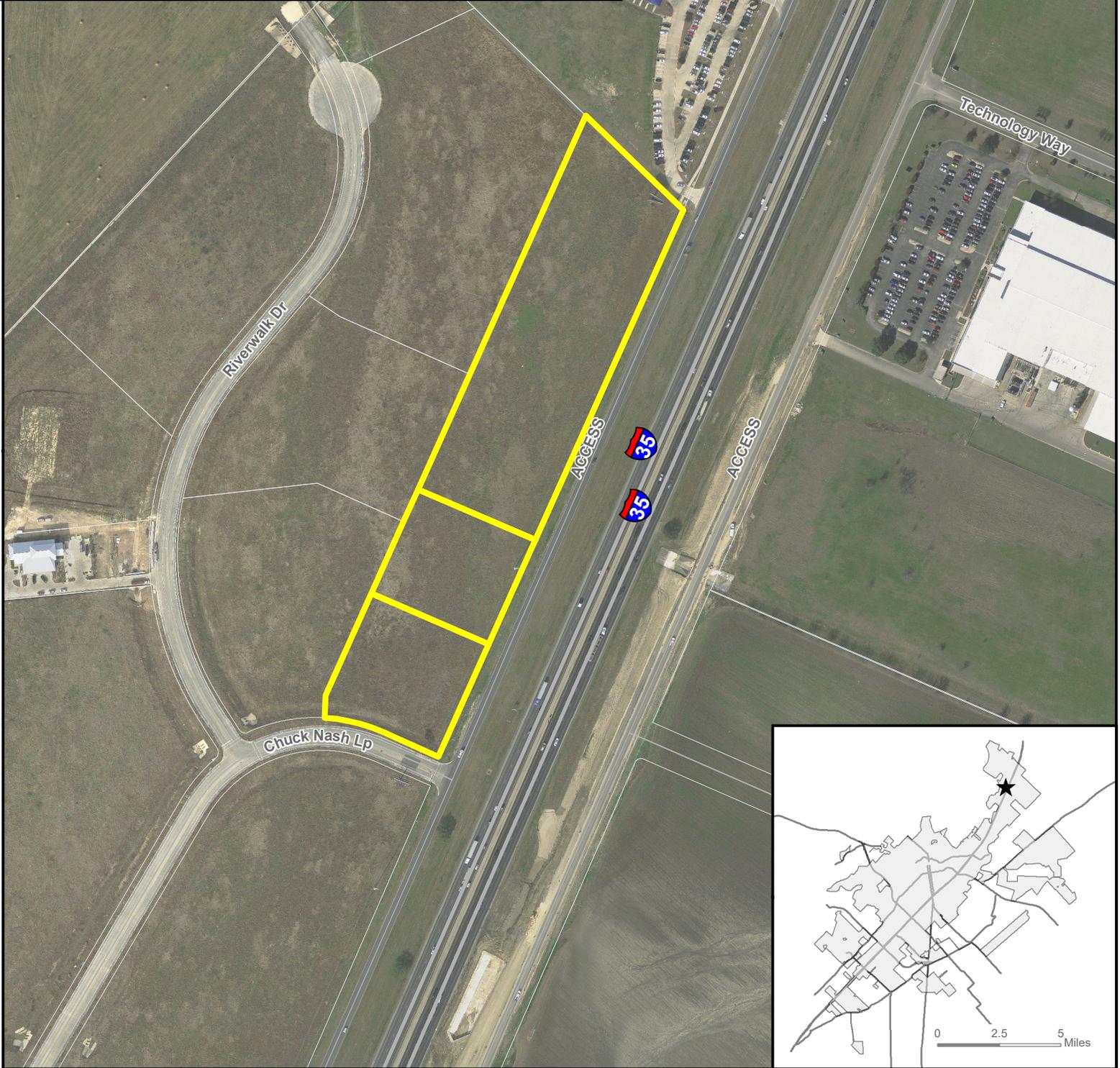
This three lot subdivision meets all standards found in the Development Code and the Blanco Riverwalk PDD.

Plat - Replat	Blanco Riverwalk Subdivision IIA
PC-19-48	

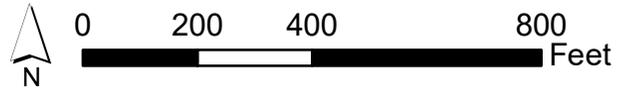


Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
<u>X</u>			Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
		<u>N/A</u>	Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
		<u>N/A</u>	The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.

PC-19-48 Aerial View Blanco Riverwalk IIA Replat



-  Subject Property
-  Parcel
-  City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/31/2019

BLANCO RIVERWALK SUBDIVISION IIA REPLAT OF LOT 1E, BLOCK A

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, BRW OFFICE HOLDINGS LLC., A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH VINSON WOOD, PARTNER AS OWNER OF THE 10.77 ACRES OF LAND OUT OF THE WILLIAM WARD SURVEY NO. 467, HAYS COUNTY, TEXAS, BEING LOT 1E, BLOCK A OF THE BLANCO RIVERWALK SUBDIVISION II, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN DOCUMENT NO. 18032619 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, BEING CONVEYED TO BRW OFFICE HOLDINGS LLC BY WARRANTY DEED DATED JANUARY 7, 2015 AND RECORDED IN VOLUME 5110, PAGE 163 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 10.77 ACRES OF LAND TO BE KNOWN AS "BLANCO RIVERWALK SUBDIVISION IIA REPLAT OF LOT 1E, BLOCK A" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS AND EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED.

WITNESS MY HAND THIS ____ DAY OF _____, 201__.

VINSON WOOD, PARTNER
BRW OFFICE HOLDINGS LLC
29 SAN GIOVANNI COURT
AUSTIN, TX 78738

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED VINSON WOOD, PARTNER, BRW OFFICE HOLDINGS LLC, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 201__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF

THAT I, CAPITAL BANK OF TEXAS, THE LIEN HOLDER OF THE CERTAIN TRACTS OF LAND RECORDED IN VOLUME 5110, PAGE 111 AND VOLUME 5110, PAGE 163 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF 30.405 ACRES OF LAND SITUATED IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AND DO HEREBY JOIN APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

CAPITAL BANK OF TEXAS
P.O. BOX 2009
MANCHACA, TX 78652

BY: JOHN C. HAMBRICK

PRESIDENT DATE

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JOHN C. HAMBRICK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID JOHN C. HAMBRICK, FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 201__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

APPROVED BY THE CITY OF SAN MARCOS PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 20__.

JIM GARBER, CHAIRMAN DATE
PLANNING AND ZONING COMMISSION

CESLY BURRELL, RECORDING SECRETARY DATE

SHANNON MATTINGLY, AICP, DATE
PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ENGINEERING/CIP DATE

STATE OF TEXAS
COUNTY OF HAYS

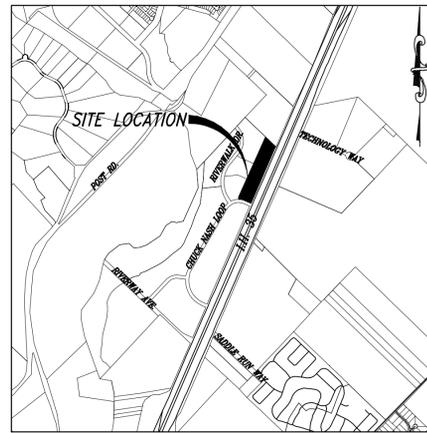
I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__ AT ____ O'CLOCK ____ M., AND RECORDED ON THE ____ DAY OF _____, 20__ AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NO. _____.

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE LDC AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PLAT NOTES:

- SIDEWALKS ARE REQUIRED ALONG I.H. 35 FRONTAGE ROAD, CHUCK NASH LOOP & RIVERWALK DRIVE AND WILL BE INSTALLED AT THE TIME OF LOT DEVELOPMENT.
- NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, THE EDWARDS AQUIFER TRANSITION ZONE OR THE SAN MARCOS RIVER CORRIDOR.
- PORTIONS OR ALL OF THIS PROPERTY MAY BE SUBJECT TO CITY OF SAN MARCOS FLOODPLAIN REGULATIONS, CHAPTER 39.
- IMPROVEMENTS WITHIN DRAINAGE EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE SUBJECT PROPERTY OWNER.
- THIS PROPERTY IS SUBJECT TO ORDINANCE 2016-26, BLANCO RIVERWALK PDD.
- LOW IMPACT DEVELOPMENT METHODS FOR STORMWATER CONTROL SUCH AS GRASS LINED SWALES AND DISCONNECTION OF IMPERVIOUS AREAS WILL BE UTILIZED WITHIN THE DEVELOPMENT.
- STORMWATER DETENTION WAIVER IS APPROVED BY THE CITY OF SAN MARCOS ENGINEERING DEPARTMENT.
- NO MORE THAN FOUR (4) DRIVEWAYS ACCESSING THE IH 35 FRONTAGE ROAD WITHIN BLOCK A, B AND E OF THE BLANCO RIVERWALK SUBDIVISION WILL BE ALLOWED IN ADDITION TO THE STREETS SHOWN HEREON. DRIVEWAY LOCATIONS SHALL BE REVIEWED BY THE CITY OF SAN MARCOS ENGINEERING DEPARTMENT AND APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION. SHARED ACCESS EASEMENTS SHALL BE PROVIDED WHERE AND IF APPLICABLE FOR APPROPRIATE ACCESS TO FUTURE RE-SUBDIVIDED LOTS WITHIN A RESERVE TRACT FRONTING IH 35.
- CURRENT WASTEWATER UTILITY SERVICE AGREEMENTS ALLOT 1200 SERVICE UNITS FOR THE ENTIRE 239.3 ACRE DEVELOPMENT MASTER PLAN. REQUEST FOR AN ADDITIONAL SERVICE CAPACITY WILL BE SUBJECT TO APPROVAL BY THE CITY OF SAN MARCOS.
- THIS PLAT IS SUBJECT TO ORDINANCE NO. 2007-57, APPROVED BY THE CITY OF SAN MARCOS CITY COUNCIL ON OCTOBER 2, 2007.
- ALL OWNERS OF PRIVATE PROPERTY WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE EASEMENTS, FACILITIES AND CONDITIONS UPON THEIR INDIVIDUAL PRIVATE PROPERTY.
- ALL DEVELOPMENT AND OPERATIONS OF PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF CODES, COVENANTS AND RESTRICTIONS RECORDED IN VOLUME 3419, PAGE 425 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. THESE SUPPLEMENTAL DEVELOPMENT STANDARDS SHALL BE UTILIZED ALONG WITH APPLICABLE CITY CODES IN THE REVIEW AND APPROVAL OF ALL DEVELOPMENT APPLICATIONS.
- SURFACE TO GRID CONVERSION SCALE IS 0.99998160.



LOCATION MAP
SCALE: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TIMOTHY A. LENZ, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

TIMOTHY A. LENZ, RPLS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393
LENZ & ASSOCIATES, INC.
FIRM NO. 100290-00
4150 FREDRICH LN. SUITE A-1
AUSTIN, TX 78744
TEL: (512) 443-1174

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48209 C 0477 F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS AND BY CONDITIONAL LETTER OF MAP REVISION (CLOMR) BASED UPON THE FINDINGS OF FEMA CASE NUMBER 06-06-BD59R, THIS SUBDIVISION IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



HERMANN VIGIL, P.E. DATE
P.O. BOX 163314
AUSTIN, TEXAS 78716
(512) 326-2667

CROSS-ACCESS EASEMENT
THE OWNER DOES HEREBY COVENANT AND AGREE THAT A CROSS-ACCESS EASEMENT IS GRANTED FOR INGRESS AND EGRESS BETWEEN LOT 1E1 AND LOT 1E2.

LOT SUMMARY TABLE	
LOT TYPE	NUMBER OF LOTS
COMMERCIAL	2

BLANCO RIVERWALK SUBDIVISION IIA REPLAT OF LOT 1E, BLOCK E

OWNER:
BRW OFFICE HOLDINGS LLC
9811 SOUTH IH 35
BLDG. 3, SUITE 100
AUSTIN, TX 78744

SURVEYOR:
LENZ & ASSOCIATES, INC.
FIRM NO. 100290-00
4150 FREDRICH LN. SUITE A-1
AUSTIN, TX 78744
TEL: (512) 443-1174

ENGINEER:
VIGIL & ASSOCIATES
FIRM NO. 100290-00
4150 FREDRICH LN. SUITE A-1
AUSTIN, TX 78716
TEL: (512) 326-2667
FIRM REG. #F-4768

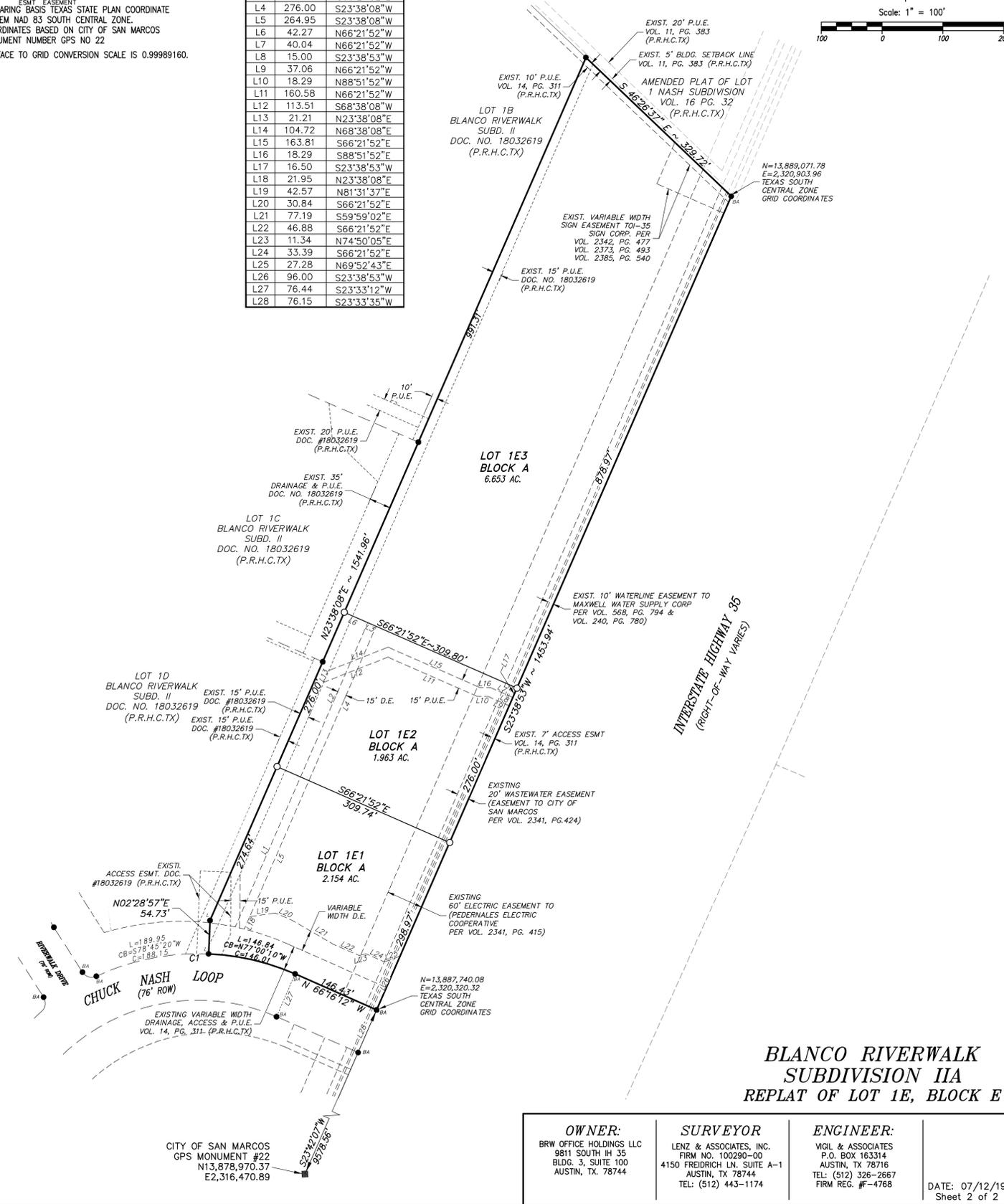
DATE: 07/12/19
Sheet 1 of 2

- LEGEND
- CONCRETE MONUMENT FOUND
 - 1/2" STEEL PIN FOUND
 - W/CAP STAMPED BAKER AICKLEN
 - 1/2" STEEL PIN FOUND
 - W/CAP STAMPED LENZ
 - 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
 - MAG NAIL SET W/WASHER MARKED 'LENZ & ASSOC.'
 - PIPE FOUND
 - NAIL FOUND
 - EXISTING POWER POLE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING LINE
 - W.W.E. WASTEWATER EASEMENT
 - (BRG.-DIST.) RECORD CALL
 - (BRG.-DIST.) RECORD CALL PLAT
 - O.R. OFFICIAL RECORDS
 - D.R. DEED RECORDS
 - P.R.H.C.TX PLAT RECORDS HAYS COUNTY, TX
 - HCDR HAYS COUNTY DEED RECORDS
 - ESMT. EASEMENT

* BEARING BASIS TEXAS STATE PLAN COORDINATE SYSTEM NAD 83 SOUTH CENTRAL ZONE. COORDINATES BASED ON CITY OF SAN MARCOS MONUMENT NUMBER GPS NO 22 SURFACE TO GRID CONVERSION SCALE IS 0.99998160.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH TANGENT	CB	CHORD
C1	48°29'00"	398.00	336.78	179.22	S89°19'30"W 326.83

LINE TABLE		
LINE	LENGTH	BEARING
L1	267.79	N23°38'08"E
L2	276.00	N23°38'08"W
L3	15.00	S66°21'52"E
L4	276.00	S23°38'08"W
L5	264.95	S23°38'08"W
L6	42.27	N66°21'52"W
L7	40.04	N66°21'52"W
L8	15.00	S23°38'53"W
L9	37.06	N66°21'52"W
L10	18.29	N88°51'52"W
L11	160.58	N66°21'52"W
L12	113.51	S68°38'08"W
L13	21.21	N23°38'08"E
L14	104.72	N68°38'08"E
L15	163.81	S66°21'52"E
L16	18.29	S88°51'52"E
L17	16.50	S23°38'53"W
L18	21.95	N23°38'08"E
L19	42.57	N81°31'37"E
L20	30.84	S66°21'52"E
L21	77.19	S59°59'02"E
L22	46.88	S66°21'52"E
L23	11.34	N74°50'05"E
L24	33.39	S66°21'52"E
L25	27.28	N69°52'43"E
L26	96.00	S23°38'53"W
L27	76.44	S23°33'12"W
L28	76.15	S23°33'35"W



BLANCO RIVERWALK SUBDIVISION IIA REPLAT OF LOT 1E, BLOCK E

OWNER:
BRW OFFICE HOLDINGS LLC
9811 SOUTH IH 35
BLDG. 3, SUITE 100
AUSTIN, TX 78744

SURVEYOR:
LENZ & ASSOCIATES, INC.
FIRM NO. 100290-00
4150 FREDRICH LN. SUITE A-1
AUSTIN, TX 78744
TEL: (512) 443-1174

ENGINEER:
VIGIL & ASSOCIATES
FIRM NO. 100290-00
4150 FREDRICH LN. SUITE A-1
AUSTIN, TX 78716
TEL: (512) 326-2667
FIRM REG. #F-4768

DATE: 07/12/19
Sheet 2 of 2

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: October, 2018

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name	Hermann Vigil	Property Owner	BRW Office Holdings LLC
Applicant's Mailing Address	4005 Banister Ln., Bldg C, St. 225 Austin, TX 78704	Owner's Mailing Address	9811 S. IH35, Bldg 3, St. 100 Austin, TX 78744
Applicant's Phone #	(512) 326-2667	Owner's Phone #	512-280-5353
Applicant's Email	hermann@vigilandassoc.com	Owner's Email	vwood8@hotmail.com

PROPERTY INFORMATION

Proposed Subdivision Name: Blanco Riverwalk Subdivision IIA
Subject Property Address or General Location: 3021 N. IH35 San Marcos, TX 78666
Acres: 10.77 Tax ID #: R 164605
Located in: City Limits Extraterritorial Jurisdiction (County) _____

DESCRIPTION OF REQUEST

Type of Plat: Preliminary Subdivision Plat Replat Concept Plat
Proposed Number of Lots: 3 Proposed Land Use: remain HC

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$1,030 plus \$50 per acre Technology Fee \$12 **MAXIMUM COST \$2,512***
**Maximum Cost does not reflect specific / additional fees, as may be required for other plan review*

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

- All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant:  Date: July 31, 2019

Printed Name: Hermann Vigil

WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant:  Date: July 31, 2019

Printed Name: Hermann Vigil

RECORDATION REQUIREMENTS***

The following are required for recordation, following approval of a Plat application:

- Two (2) mylars of the subdivision plat (*Comal Co. requires White 20# Bond Paper*)
- Recording Fee: \$ _____
- Tax Certificate, printed within 30 days of recordation date (paid prior to January 31st of current year)

Other possible recording requirements:

- If public improvements were deferred, Subdivision Improvement Agreement
- Subdivision Improvement Agreement recording fee: \$ _____
- Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- Other recording fee: \$ _____

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.



CHECKLIST FOR PRELIMINARY SUBDIVISION / DEVELOPMENT PLAT, REPLAT OR CONCEPT PLAT

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department		Comments
<input type="checkbox"/>	Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	n/a
<input type="checkbox"/>	Completed Application for Preliminary Subdivision, Replat or Concept Plat	Replat
<input type="checkbox"/>	Proof of record of ownership	X recorded deed
<input type="checkbox"/>	Tax Receipt indicating that taxes were paid prior to January 31 st of the current year. (Tax Certificates required prior to recordation)	Showing no taxes owed X
<input type="checkbox"/>	Names and addresses of property lien-holders (if applicable)	Listed on Plat
<input type="checkbox"/>	Watershed Protection Plan (must be approved prior to plat approval)	X may be submitted concurrently
<input type="checkbox"/>	Traffic Impact Analysis Worksheet	
<input type="checkbox"/>	Public Improvement Construction Plan (must be approved prior to plat approval)	X may be submitted concurrently
<input type="checkbox"/>	Utility Service Acknowledgements (see following pages)	X
<input type="checkbox"/>	Notification Authorization	X
<input type="checkbox"/>	Property Owner Authorization	X
<input type="checkbox"/>	Application Filing Fee \$1,030 + \$50 per acre (\$2,500 max) Technology Fee \$12 Specific & Additional Fees as noted below	$\$1,030 + 10.77 \times \$50 + \$12 = \$1,580.50$
<input type="checkbox"/>	CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	X
<input type="checkbox"/>	For Concept Plats: <ul style="list-style-type: none"> • Residential compatibility site plan, where applicable with an additional fee of \$85 • Cluster development plan, where applicable with additional fee of \$29 per acre (\$100 min / \$1,500 max) 	n/a/
<input type="checkbox"/>	For Replats with or without Vacation of Previously Recorded Plat: <ul style="list-style-type: none"> • Detailed description of the purposes and circumstances that warrant change of the recorded plat identifying all lots, easements or improvements affected by the proposed change • With Vacation of Previously Recorded Plat fee of \$173 • Replats which are not approved administratively have a maximum fee of \$3,000 	X letter included

Subdivision plat with the following: (not required for Concept Plat)

- Minimum scale 1" = 200'
- Final layout prepared by a registered engineer or surveyor
- Vicinity map
- Scale and north arrow for plat and location map.
- Boundary lines, abstract/survey lines, corporate/ jurisdiction boundaries
- Location, dimension, name and description of all existing/recorded streets, alleys, reservations, easements, railroad rights of way, etc. within, intersecting or contiguous with subdivision.
- Location, dimension, name and description of all proposed streets, alleys, reservations, easements, proposed ROW's within subdivision, intersecting or contiguous with boundaries for forming boundaries.
- List of proposed street names for all new streets, for City approval.
- Bearings and distances sufficient to locate the exact area proposed.
- All survey monuments including any required concrete monuments.
- The length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves (may be placed in a table).
- Accurate reference ties via courses and distances to at least one recognized abstract or survey corner, or existing subdivision corner.
- Accurate reference tie to City of San Marcos Benchmark. Control point data is located at the following link: <http://www.ci.san-marcos.tx.us/modules/showdocument.aspx?documentid=4784>
- Name, location & recording info of all adjacent subdivisions or owners.
- Location of all existing property lines, lot/block numbers & date recorded parks, public areas, and easements of record with recording information.
- Proposed arrangement and square footage of lots and proposed use.
- Sites to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities and amenities if applicable.
- Copies of proposed deed restrictions or covenants for any proposed access, maintenance or private easements.
- A note declaring sidewalks are required.
- A note stating whether or not the subdivision falls within the 100-year floodplain and if so, the engineer's statement of the minimum permissible floor elevation.
- Notes declaring whether the land falls within designated watersheds, Edward's Aquifer Zones and/or San Marcos River Corridor.
- • Standard legend for interpretation of points and lines.
- Title block: name of subdivision; contact information for owner/s and land planner, licensed engineer, or RPLS; scale; date of preparation; north arrow; & location of property according to abstract/survey records
- Preamble (aka Owner's Acknowledgement and Dedication) with owner(s) name(s) and title(s), acreage of area to be platted as described in Public Records, and proposed subdivision name.
- Owner(s) signature block with notary block.
- Certificate of approval by the Planning and Zoning Commission with signature lines for the Chair, Director of Development Services, Director of CIP and Engineering, and Recording Secretary.
- Surveyor statement and signature block with seal.
- Engineer statement and signature block. Required for all plats where new streets are being proposed or there is floodplain as per FEMA or other drainage easements required on or off site of the property.
- Certificate of recording block for County Clerk.

****San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."**

PROPERTY OWNER AUTHORIZATION

I, BRW Office Holdings LLC (owner) acknowledge that I am the rightful owner of the property located at 3021 N. IH35 San Marcos, TX 78666 (address).

I hereby authorize Vigil & Associates (agent name) to file this application for Replat (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner:  _____ Date: 5-29-19
Printed Name: Vinson Wood

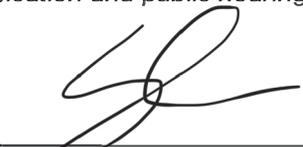
Signature of Agent:  _____ Date: July 31, 2019
Printed Name: Hermann Vigil

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$88 plus an \$12 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$88 plus a \$12 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature:  _____

Date: 5-29-19

Print Name: Vinson Wood

Blanco Riverwalk IIA

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service ***is*** currently available to the subject property
- B. Adequate service ***is not*** currently available, but arrangements ***have*** been made to provide it
- C. Adequate service ***is not*** currently available, and arrangements ***have not*** been made to provide it
- D. Easement(s) are needed within the subject property

Name of Electric Service Provider: Pedernales Electric Cooperative, Inc.

Applicable Utility Service Code(s): A, D

Comments / Conditions: ~~Additional easements will be required to serve both lots.~~

Signature of Electric Company Official: Ricky Hess 

Title: Electrical Distribution Designer, Sr. Date: 6-3-2019

Blanco Riverwalk IIA

GAS UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service ***is*** currently available to the subject property
- B. Adequate service ***is not*** currently available, but arrangements ***have*** been made to provide it
- C. Adequate service ***is not*** currently available, and arrangements ***have not*** been made to provide it
- D. Easement(s) are needed within the subject property

Name of Gas Service Provider: CenterPoint Energy

Applicable Utility Service Code(s): A

Comments / Conditions: _____

Signature of Gas Company Official: *Devin Kleinfelder*

Title: Senior Marketing Consultant Date: 6/3/2019

Blanco Riverwalk IIA

WATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Easement(s) are needed within the subject property

Name of Water Service Provider: Maxwell Water Supply Corporation

Applicable Utility Service Code(s): Water (A)

Comments / Conditions: _____

Signature of Water Official: _____

Title: CM

Date: 5-31-19

Blanco Riverwalk II

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of *Water Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

Name of *Wastewater Service Provider* _____ City of San Marcos

Applicable Utility Service Code(s) _____ A _____

OR, the use of either 1) _____ a private wastewater treatment system, or 2) _____ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments/Conditions _____ Line extensions and services to be installed by developer, if required.

Signature of City or County Wastewater Official: Lloyd Suarez

Title: _____ Wastewater Collections Manager _____ Date _____ Oct. 28, 2016 _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of *Telephone Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

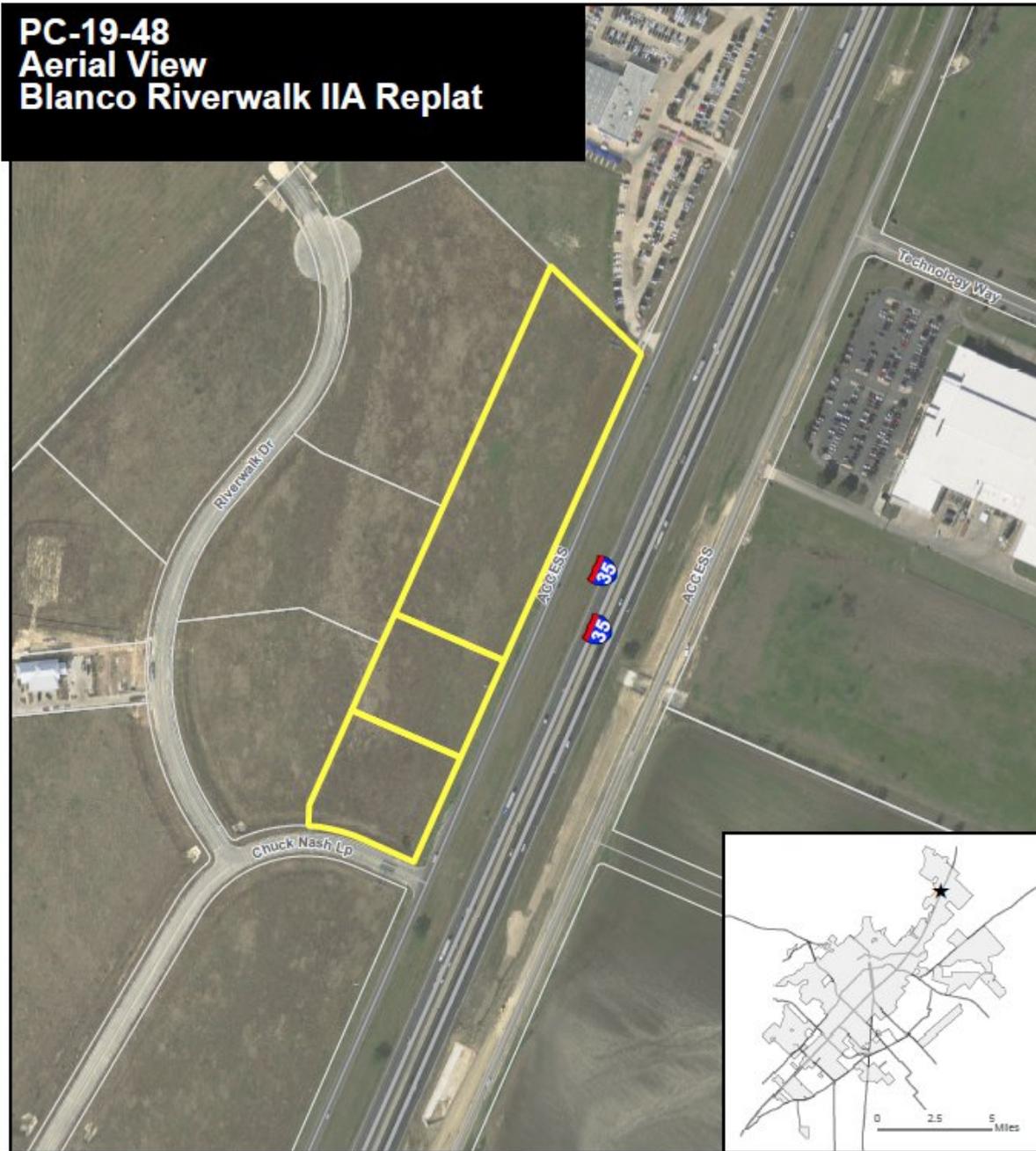
Title: _____ Date _____

PC-19-48 (Blanco Rieverwalk IIA Replat)

Hold a public hearing and consider a request by Hermann Vigil, on behalf of BRW Office Holdings, LLC, for approval of a replat of Blanco Riverwalk Subdivision II A, consisting of approximately 10.77 acres located at the intersection of North Interstate 35 and Chuck Nash Loop. (T. Carpenter)

**PC-19-48
Aerial View
Blanco Riverwalk IIA Replat**

- +/- 10.77 acres
- Subdividing one lot into three.
- Located within the Blanco Riverwalk PDD.



<ul style="list-style-type: none"> Subject Property Parcel City Limit 	<p>0 200 400 800 Feet</p> <p> N</p> <p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.</p> <p style="text-align: right;">Map Date: 12/31/2019</p>
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Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-19-48 as submitted.