

# PRELIMINARY PLAT FOR VILLAGE AT POSEY ROAD SINGLE-FAMILY

**GENERAL NOTES:**

- ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF SAN MARCOS MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- CONTRACTOR SHALL CALL (512) 353-7728 FOR ALL CITY OF SAN MARCOS INSPECTIONS.
- THIS PROJECT IS SUBJECT TO T.P.D.E.S. REGULATIONS. IF NOT DONE, SEEK APPLICABLE TPDES PERMIT TXR150000 CONVERGE IMMEDIATELY. TO SAVE TIME AND \$100, GO TO [HTTPS://WWW3.TCEQ.TEXAS.GOV/STEERS/PRE-CON](https://www3.tceq.texas.gov/steers/pre-con) MEETING AND KEPT ONSITE AND UPDATED TO MATCH SITE CONDITIONS DURING THE PROJECT.
- ALL CONSTRUCTION MUST COMPLY WITH ALL CITY OF SAN MARCOS CONSTRUCTION SPECIFICATIONS.

**PLAT NOTES:**

- SIDEWALKS ARE REQUIRED AT THE TIME OF SITE DEVELOPMENT.
- LANDSCAPED ISLANDS ARE REQUIRED WITHIN THE CUL-DE-SACS, STREET ELBOWS/EYEBROWS AND KNUCKLES.
- A 15-FOOT WIDE OPEN SPACE BUFFER (WHERE NO BUILDING SHALL BE PLACED) AND THE CONSTRUCTION OF AN EIGHT FOOT HIGH PRIVACY WALL ADJACENT TO THE CEMETERY WILL BE REQUIRED.
- ALL OPEN SPACE, PARKLAND AND DRAINAGE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

**AMERICANS WITH DISABILITIES ACT:**

THE CITY OF SAN MARCOS HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT AND PROPERTY OWNER ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

**FLOODPLAIN:**

A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48209C0486F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**AQUIFER NOTE:**

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

**BENCHMARK LIST:**  
THIS IS A SURFACE DRAWING.

**BEARING BASIS:** THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1" MAG NAIL WITH WASHER SET IN CONCRETE.

**SURFACE COORDINATES:**  
N 13844403.53  
E 2290317.38

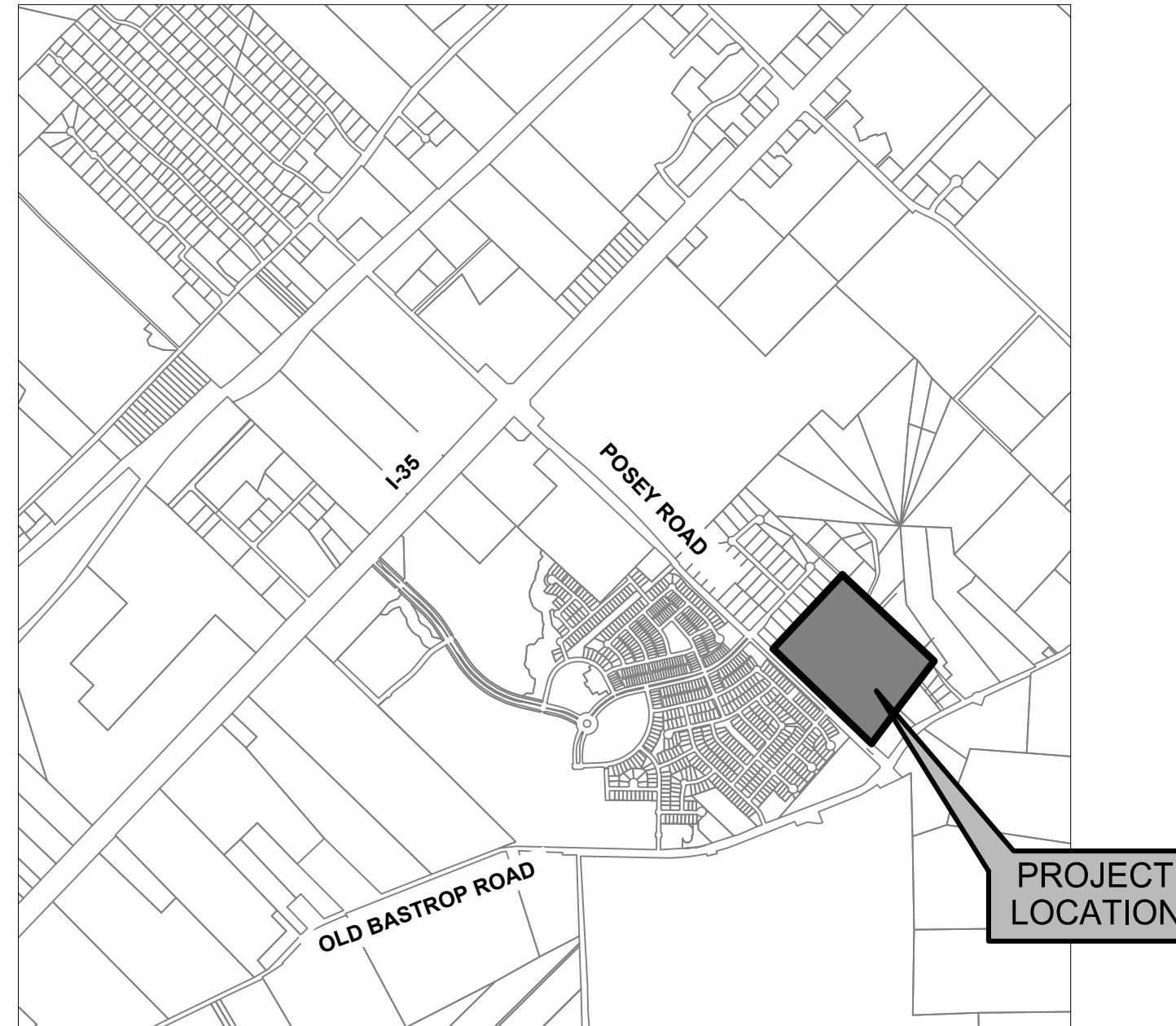
**TEXAS STATE PLANE COORDINATES:**  
N 13842604.00  
E 2290019.68

ELEVATION = 639.95'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999870017  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0  
THETA ANGLE: 0°29'50"



**VICINITY MAP**

SCALE:  
1"=2000'

**PROJECT DESCRIPTION:**  
165 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH ASSOCIATED IMPROVEMENTS

A LAND TITLE SURVEY OF 50.267 ACRES (APPROXIMATELY 2,189,629 SQ. FT.) IN THE HENRY WARNELL SURVEY, ABSTRACT NO. 492 IN HAYS COUNTY, TEXAS, BEING ALL OF A 50.267 ACRE TRACT CONVEYED TO POSEY ROAD DIRECT HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN A SPECIAL WARRANTY DEED DATED MAY 18, 2022 AND RECORDED IN DOCUMENT NO. 22025002 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

**ADDRESS:** THIS PROJECT IS LOCATED NEAR THE SOUTH WEST CORNER OF THE INTERSECTION OF SOUTH OLD BASTROP HWY & POSEY ROAD IN SAN MARCOS, TX 78666  
**CASE NUMBER:** PC-22-67  
**SUBMISSION NO.:** 3  
**SUBMITTAL DATE:** MAY 2, 2023

REVISIONS/CORRECTIONS							
NUMBER	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.) / %	CITY OF SAN MARCOS APPROVAL DATE	DATE IMAGED

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	OVERALL LAYOUT AND KEY MAP
03	PRELIMINARY PLAT SHEET 1
04	PRELIMINARY PLAT SHEET 2
05	PRELIMINARY PLAT SHEET 3
06	PRELIMINARY PLAT SHEET 4

LOT SUMMARY	
DEDICATED POSEY R.O.W	0.384 ACRES
RIGHT-OF-WAY	8.464 ACRES
SINGLE FAMILY LOTS	22.948 ACRES
OPEN SPACE LOTS	17.207 ACRES
HOA/AMENITY LOT	1.264 ACRES
TOTAL	50.267 ACRES

STREET SUMMARY			
STREET NAME	STREET LENGTH	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
WESTERN PINE CIRCLE	1515.77'	30' F-F	54'
WALNUT GROVE ROAD	404.03'	30' F-F	54'
IRISH MOSS ROAD	959.69'	30' F-F	54'
WEEPING WILLOW WAY	1153.21'	30' F-F	54'
HOLLY OAK CIRCLE	209.27'	30' F-F	54'
TRAILING IVY LANE	885.77'	30' F-F	54'
SEVEN OAKS CIRCLE	575.81'	30' F-F	54'
WHISPERING PINE ROAD	294.75'	30' F-F	54'
LT. JOHN DECKER DRIVE	199.00'	30' F-F	75'



*Bao Linh Tran* 05/2/2023

BAO LINH TRAN, P.E.  
COSTELLO, INC. TBPE NO. 280

DATE

**DEVELOPER INFORMATION:**

**OWNER / DEVELOPER:** POSEY ROAD DIRECT, LLC  
99 TROPHY CLUB DRIVE  
TROPHY CLUB, TEXAS 76262  
352-642-3277  
CORY NIKOLAUS

**ENGINEER:** COSTELLO, INC. TBPE 280  
9050 N CAPITOL OF TEXAS HWY,  
BLDG 3, SUITE 390  
AUSTIN, TX 78759  
512-646-3456  
STEVEN BUFFUM

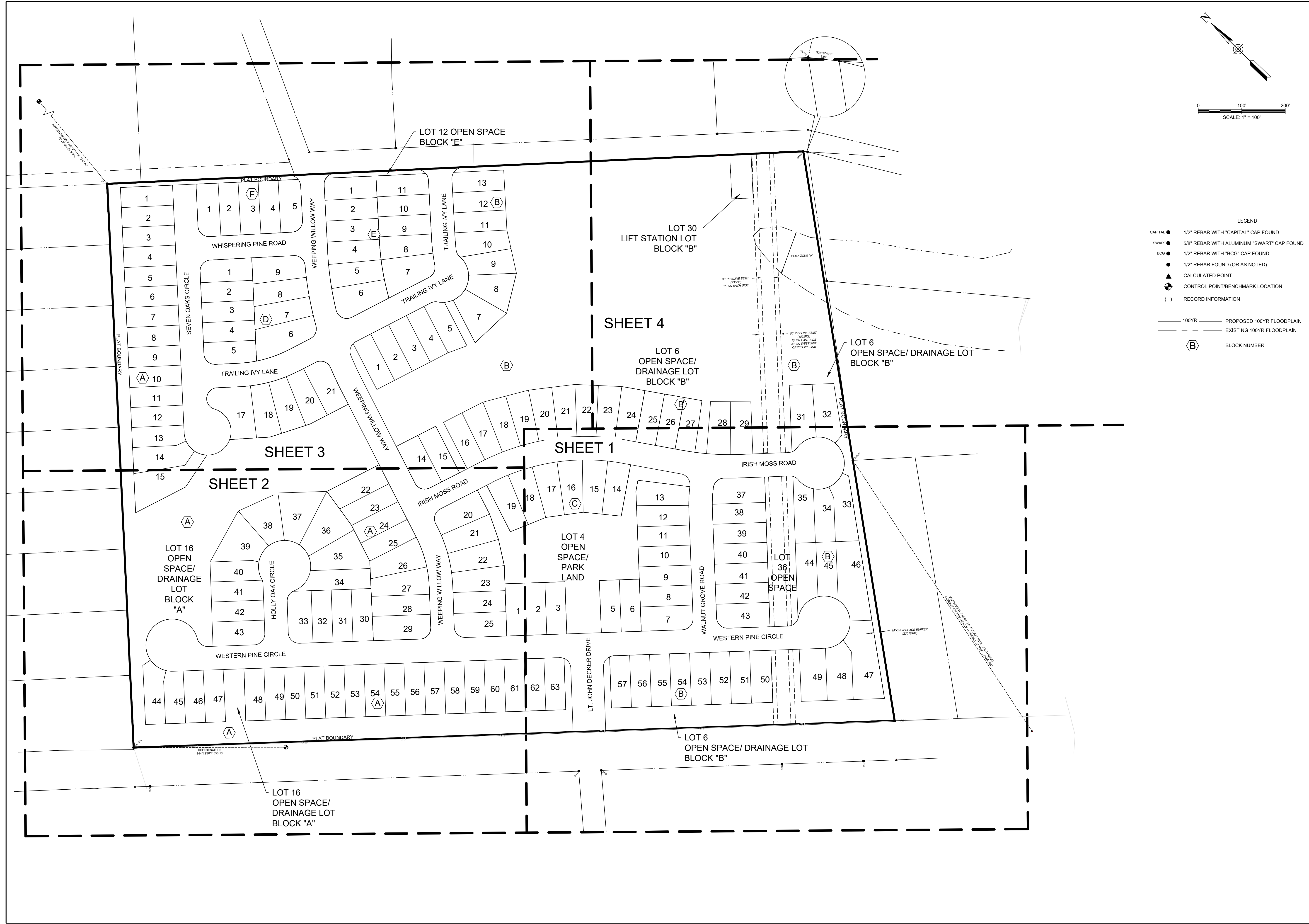
**SURVEY:** EARLY LAND SURVEYING, LLC  
P.O. BOX 82588  
AUSTIN, TX 78709  
512-202-8631  
BRIAN PHILLIPS



Engineering and Surveying  
9050 N Capitol of Texas Hwy,  
Bldg. 3, Suite 390  
Austin, Texas 78759  
(512)646-3456  
TBPE FIRM REG. No. 280  
TBPLS FIRM REG. No. 100486



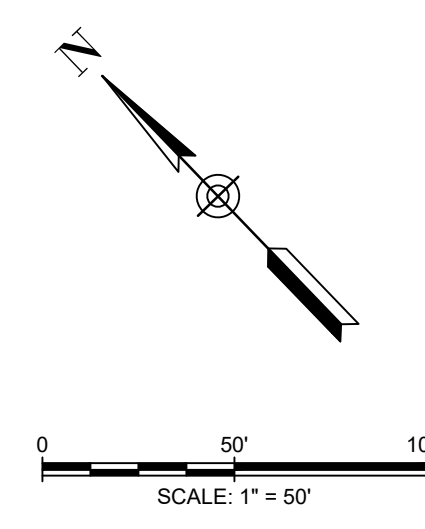
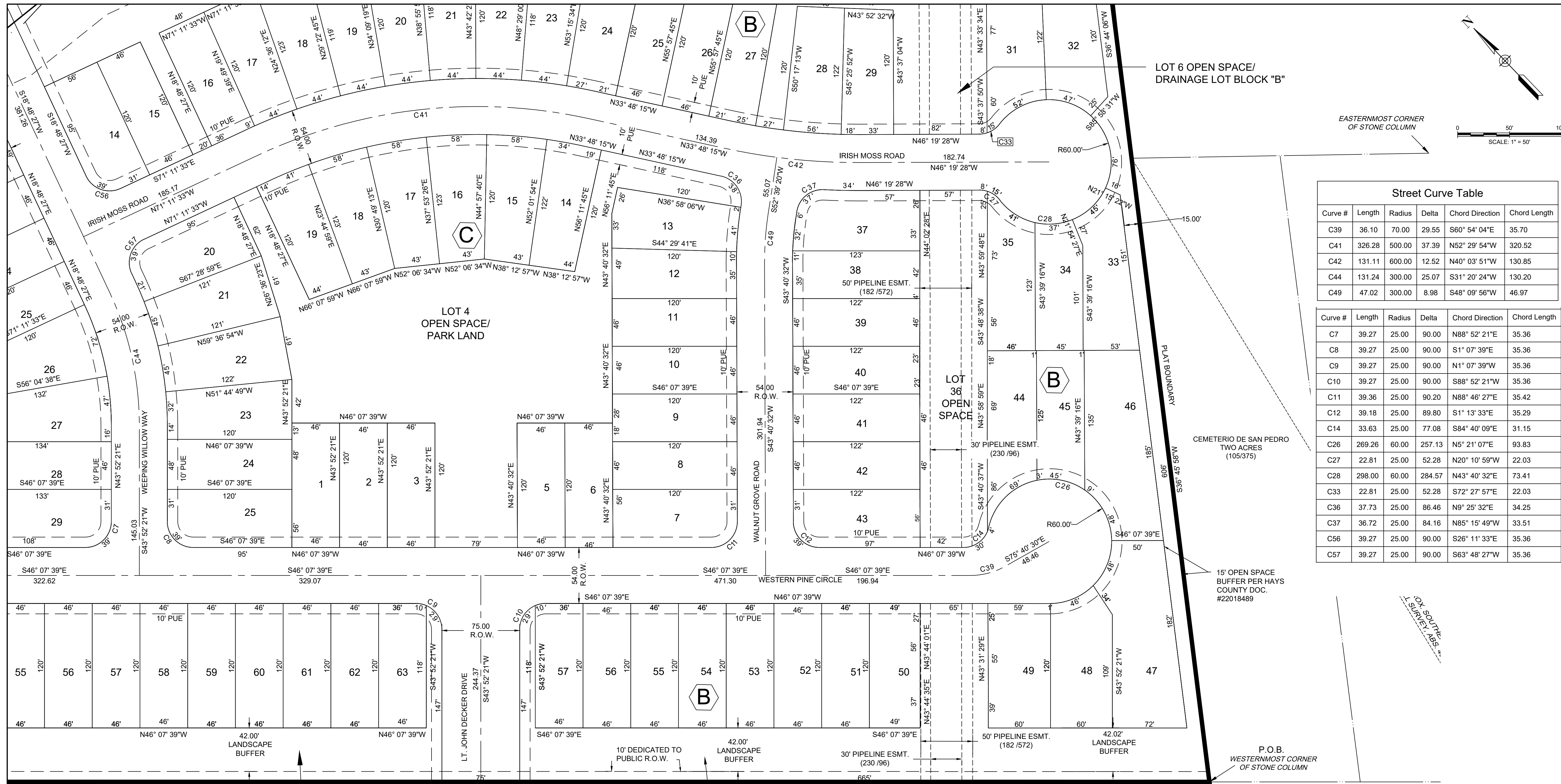
Y:\05\_LAND\_DEV\02\_Projects\SW\_Sunset\Posey Road 50+ Acre Tract\05\_CADD\04\_Sheets\Prelim\04\_Sheets\Overall\_Prelim\_Plan.dwg, EXISTING CONDITION AND KEY MAP, 5/2/2023 3:51:21 PM



- LEGEND
- CAPITAL ● 1/2" REBAR WITH "CAPITAL" CAP FOUND
  - SWART ● 5/8" REBAR WITH ALUMINUM "SWART" CAP FOUND
  - BCG ● 1/2" REBAR WITH "BCG" CAP FOUND
  - 1/2" REBAR FOUND (OR AS NOTED)
  - ▲ CALCULATED POINT
  - ⊕ CONTROL POINT/BENCHMARK LOCATION
  - ( ) RECORD INFORMATION
- 100YR PROPOSED 100YR FLOODPLAIN  
 - - - - - EXISTING 100YR FLOODPLAIN
- (B) BLOCK NUMBER

DESIGNED:	DESIGN CHECKED:	DRAWN:	COGO CHECKED:	SURVEY CHECKED:	DATE:	REVISION	BY
ENGINEERING AND SURVEYING 9050 N. CAPITAL HWY, BLDG 3, SUITE 390 AUSTIN, TEXAS 78759 (512)846-3466 (512) 514-0315 FAX							
<b>Costello</b>		TBPE FIRM REG. No. 280 TBPLS FIRM REG. No. 100486		DATE:			
<b>VILLAGE AT POSEY ROAD POSEY ROAD SAN MARCOS, TEXAS 78666</b>							
<b>OVERALL LAYOUT AND KEY MAP</b>							
SHEET		<b>2</b>		OF		SHEETS	
		06					
CoSM #PC-22-67							

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**Street Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C39	36.10	70.00	29.55	S60° 54' 04"E	35.70
C41	326.28	500.00	37.39	N52° 29' 54"W	320.52
C42	131.11	600.00	12.52	N40° 03' 51"W	130.85
C44	131.24	300.00	25.07	S31° 20' 24"W	130.20
C49	47.02	300.00	8.98	S48° 09' 56"W	46.97

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	39.27	25.00	90.00	N88° 52' 21"E	35.36
C8	39.27	25.00	90.00	S1° 07' 39"E	35.36
C9	39.27	25.00	90.00	N1° 07' 39"W	35.36
C10	39.27	25.00	90.00	S88° 52' 21"W	35.36
C11	39.36	25.00	90.20	N88° 46' 27"E	35.42
C12	39.18	25.00	89.80	S1° 13' 33"E	35.29
C14	33.63	25.00	77.08	S84° 40' 09"E	31.15
C26	269.26	60.00	257.13	N5° 21' 07"E	93.83
C27	22.81	25.00	52.28	N20° 10' 59"W	22.03
C28	298.00	60.00	284.57	N43° 40' 32"E	73.41
C33	22.81	25.00	52.28	S72° 27' 57"E	22.03
C36	37.73	25.00	86.46	N9° 25' 32"E	34.25
C37	36.72	25.00	84.16	N85° 15' 49"W	33.51
C56	39.27	25.00	90.00	S26° 11' 33"E	35.36
C57	39.27	25.00	90.00	S63° 48' 27"W	35.36

NO.	REVISION	DATE	BY

DESIGNED: \_\_\_\_\_  
 DESIGN CHECKED: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 COGO CHECKED: \_\_\_\_\_  
 SURVEY CHECKED: \_\_\_\_\_  
 QA/QC: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 QA/QC REVISIONS: \_\_\_\_\_

ENGINEERING AND SURVEYING  
 9050 N. CAPITAL HWY, BLDG 3, SUITE 390  
 AUSTIN, TEXAS 78759  
 (512) 846-3456 (512) 514-0315 FAX

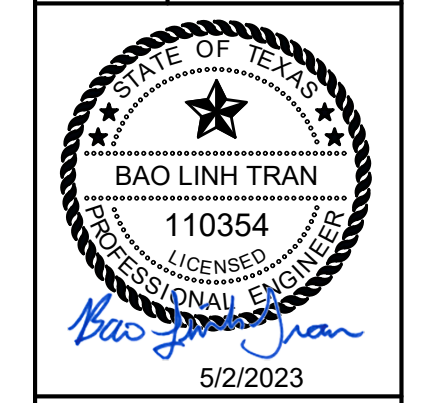
Costello

TBPE FIRM REG. NO. 280  
 TBPLS FIRM REG. NO. 100486

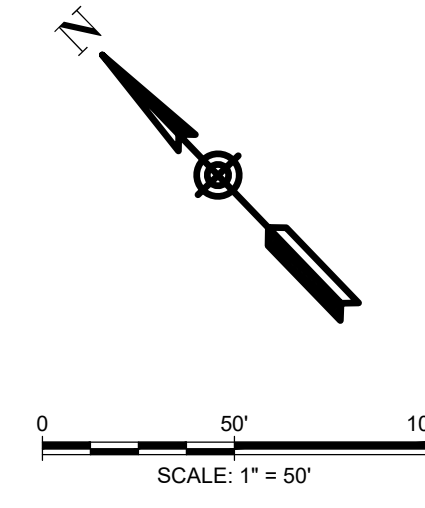
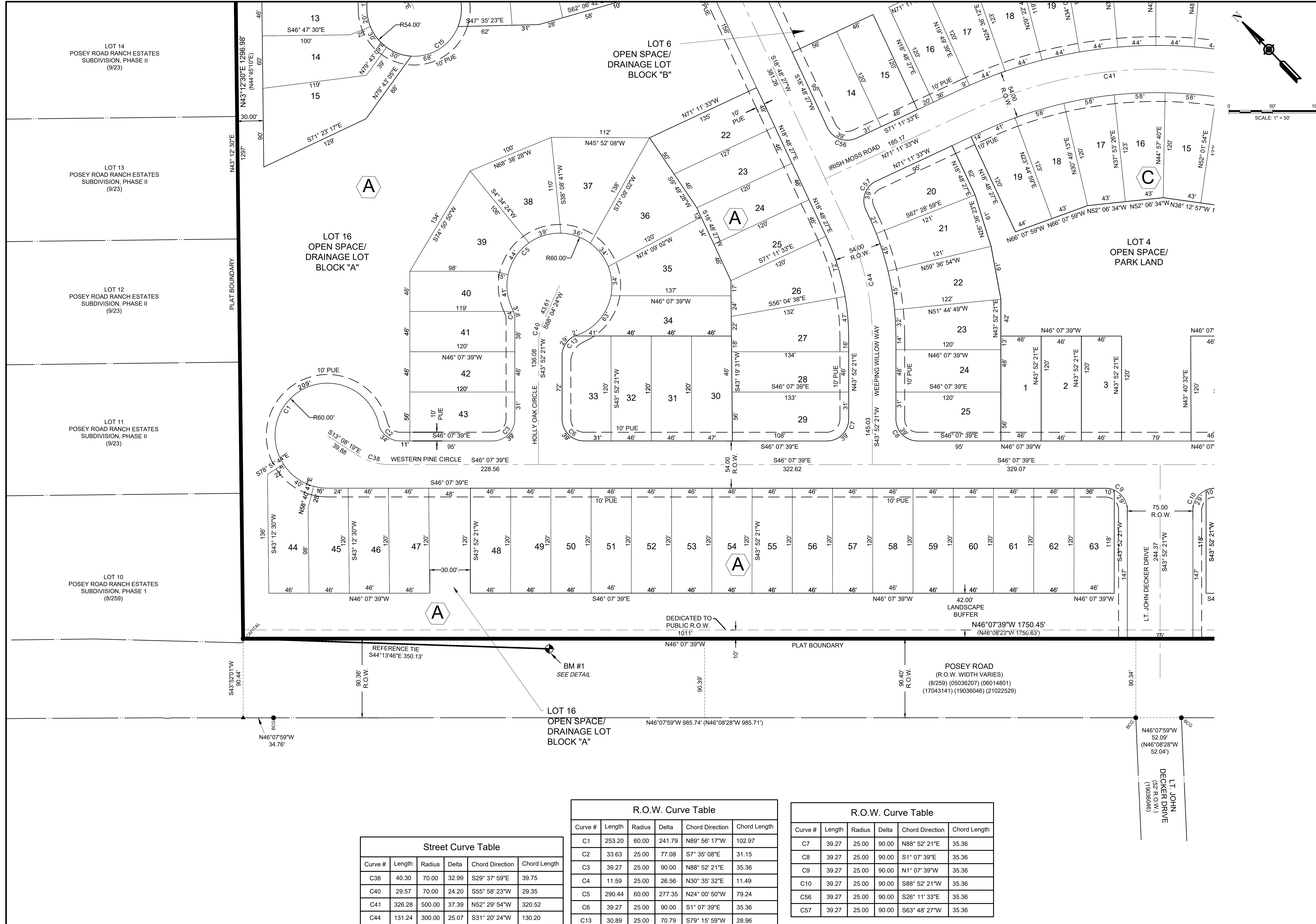


VILLAGE AT POSEY ROAD  
 POSEY ROAD  
 SAN MARCOS, TEXAS 78666

**PRELIMINARY PLAT SHEET 1**



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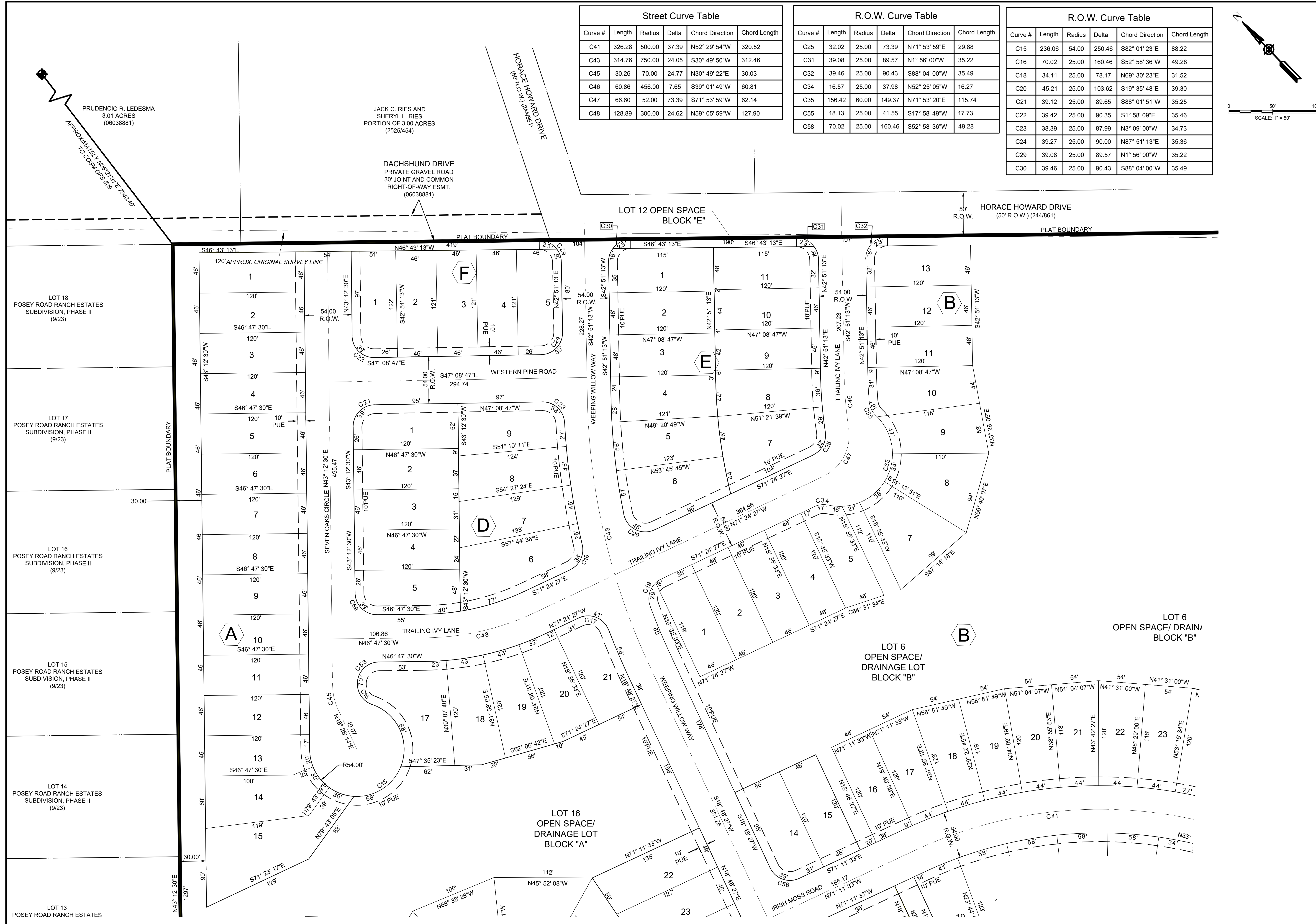
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C38	40.30	70.00	32.99	S29° 37' 59\"/>	

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	253.20	60.00	241.79	N89° 56' 17\"/>	

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	39.27	25.00	90.00	N88° 52' 21\"/>	

<p>ENGINEERING AND SURVEYING 9050 N. CAPITAL HWY, BLDG 3, SUITE 390 AUSTIN, TEXAS 78759 (512)846-3456 (512) 514-0315 FAX</p> <p><b>Costello</b></p> <p>VILLAGE AT POSEY ROAD POSEY ROAD SAN MARCOS, TEXAS 78666</p>	<p>DESIGNED: _____ DESIGN CHECKED: _____ DRAWN: _____ COGO CHECKED: _____ SURVEY CHECKED: _____ QA/QC: _____ DATE: _____</p> <p>DATE: _____ REVISION: _____ BY: _____</p>
<p><b>PRELIMINARY PLAT SHEET 2</b></p>	
<p>SHEET <b>4</b> SHEETS</p>	

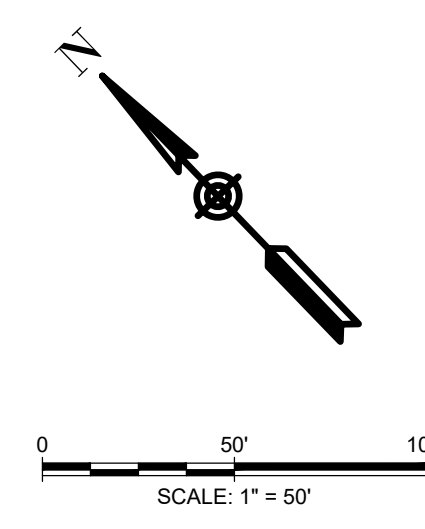
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Street Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	326.28	500.00	37.39	N52° 29' 54"W	320.52
C43	314.76	750.00	24.05	S30° 49' 50"W	312.46
C45	30.26	70.00	24.77	N30° 49' 22"E	30.03
C46	60.86	456.00	7.65	S39° 01' 49"W	60.81
C47	66.60	52.00	73.39	S71° 53' 59"W	62.14
C48	128.89	300.00	24.62	N59° 05' 59"W	127.90

R.O.W. Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C25	32.02	25.00	73.39	N71° 53' 59"E	29.88
C31	39.08	25.00	89.57	N1° 56' 00"W	35.22
C32	39.46	25.00	90.43	S88° 04' 00"W	35.49
C34	16.57	25.00	37.98	N52° 25' 05"W	16.27
C35	156.42	60.00	149.37	N71° 53' 20"E	115.74
C55	18.13	25.00	41.55	S17° 58' 49"W	17.73
C58	70.02	25.00	160.46	S52° 58' 36"W	49.28

R.O.W. Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C15	236.06	54.00	250.46	S82° 01' 23"E	88.22
C16	70.02	25.00	160.46	S52° 58' 36"W	49.28
C18	34.11	25.00	78.17	N69° 30' 23"E	31.52
C20	45.21	25.00	103.62	S19° 35' 48"E	39.30
C21	39.12	25.00	89.65	S88° 01' 51"W	35.25
C22	39.42	25.00	90.35	S1° 58' 09"E	35.46
C23	38.39	25.00	87.99	N3° 09' 00"W	34.73
C24	39.27	25.00	90.00	N87° 51' 13"E	35.36
C29	39.08	25.00	89.57	N1° 56' 00"W	35.22
C30	39.46	25.00	90.43	S88° 04' 00"W	35.49



DESIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DESIGN CHECKED: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 COGO CHECKED: \_\_\_\_\_  
 SURVEY CHECKED: \_\_\_\_\_  
 QA/QC: \_\_\_\_\_  
 QA/QC REVISIONS: \_\_\_\_\_

ENGINEERING AND SURVEYING  
 9050 N. CAPITAL HWY, BLDG 3, SUITE 390  
 AUSTIN, TEXAS 78759  
 (512)846-3456 (512) 514-0315 FAX

**Costello**

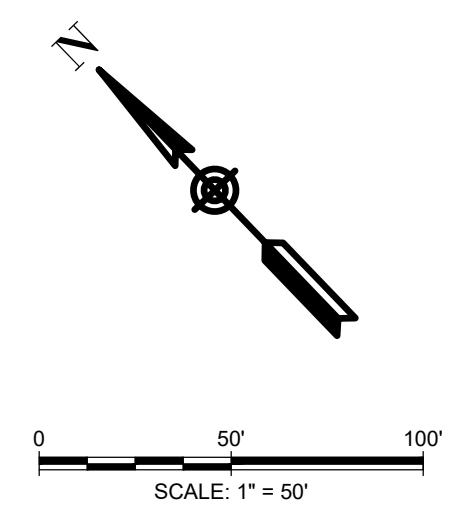
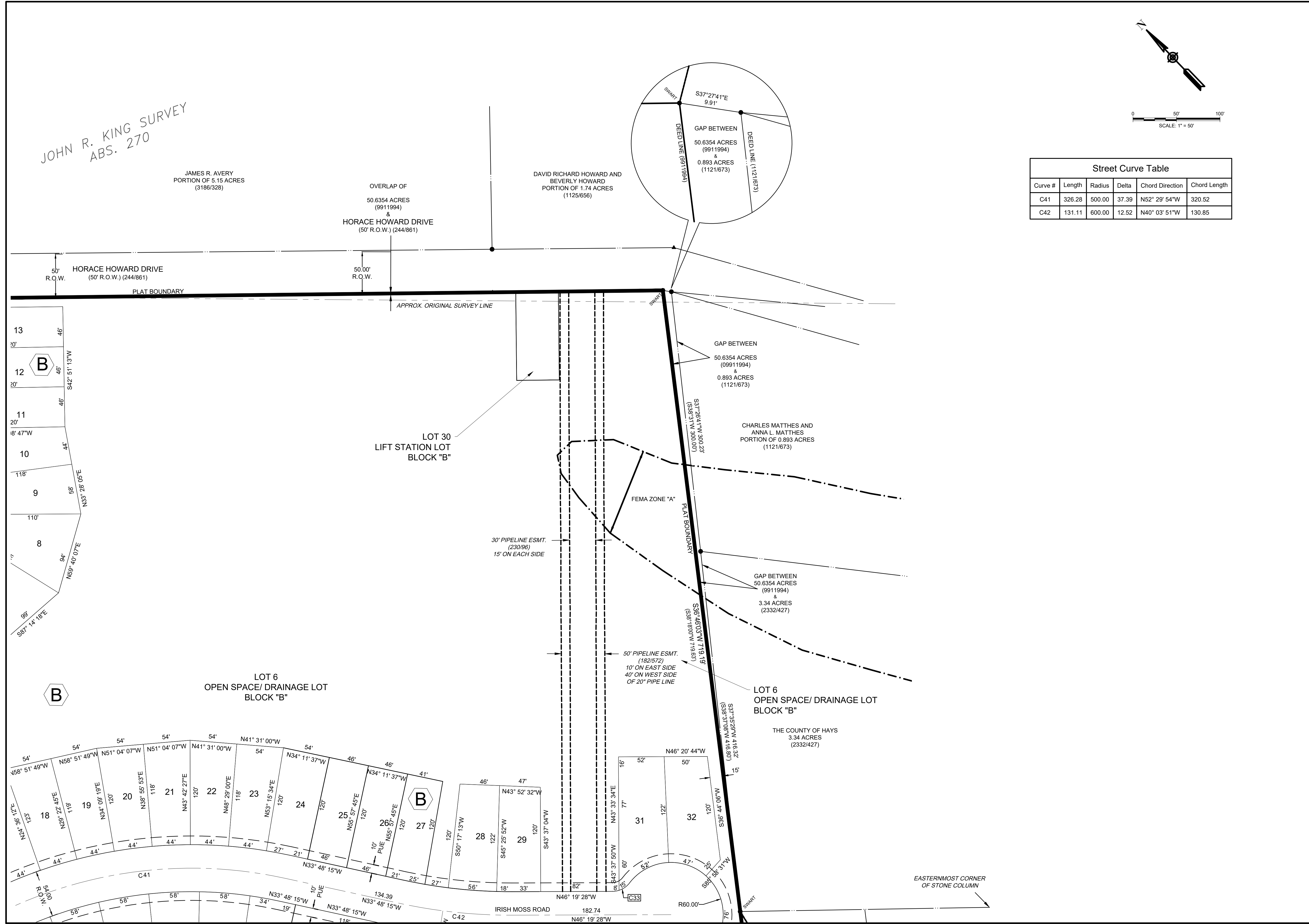
VILLAGE AT POSEY ROAD  
 POSEY ROAD  
 SAN MARCOS, TEXAS 78666

**PRELIMINARY PLAT SHEET 3**

STATE OF TEXAS  
 BAO LINH TRAN  
 110354  
 LICENSED PROFESSIONAL ENGINEER  
 Bao Linh Tran  
 5/2/2023

SHEET **5** OF **06** SHEETS  
 CoSM #PC-22-67

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Street Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	326.28	500.00	37.39	N52° 29' 54"W	320.52
C42	131.11	600.00	12.52	N40° 03' 51"W	130.85

<p>DESIGNED: _____</p> <p>DESIGN CHECKED: _____</p> <p>DRAWN: _____</p> <p>COGO CHECKED: _____</p> <p>SURVEY CHECKED: _____</p> <p>QA/QC: _____</p> <p>DATE: _____</p> <p>QA/QC REVISIONS: _____</p>	<p>BY _____</p> <p>DATE _____</p> <p>REVISION _____</p> <p>NO _____</p>
<p>ENGINEERING AND SURVEYING</p> <p>9050 N. CAPITAL HWY, BLDG 3, SUITE 390</p> <p>AUSTIN, TEXAS 78759</p> <p>(512)846-3456 (512) 514-0315 FAX</p> <p>TBPE FIRM REG. No. 280</p> <p>TBPLS FIRM REG. No. 100486</p>	
<p>VILLAGE AT POSEY ROAD</p> <p>POSEY ROAD</p> <p>SAN MARCOS, TEXAS 78666</p> <p><b>PRELIMINARY PLAT SHEET 4</b></p>	
<p>SHEET <b>6</b></p> <p>OF <b>06</b> SHEETS</p>	
<p>CoSM #PC-22-67</p>	