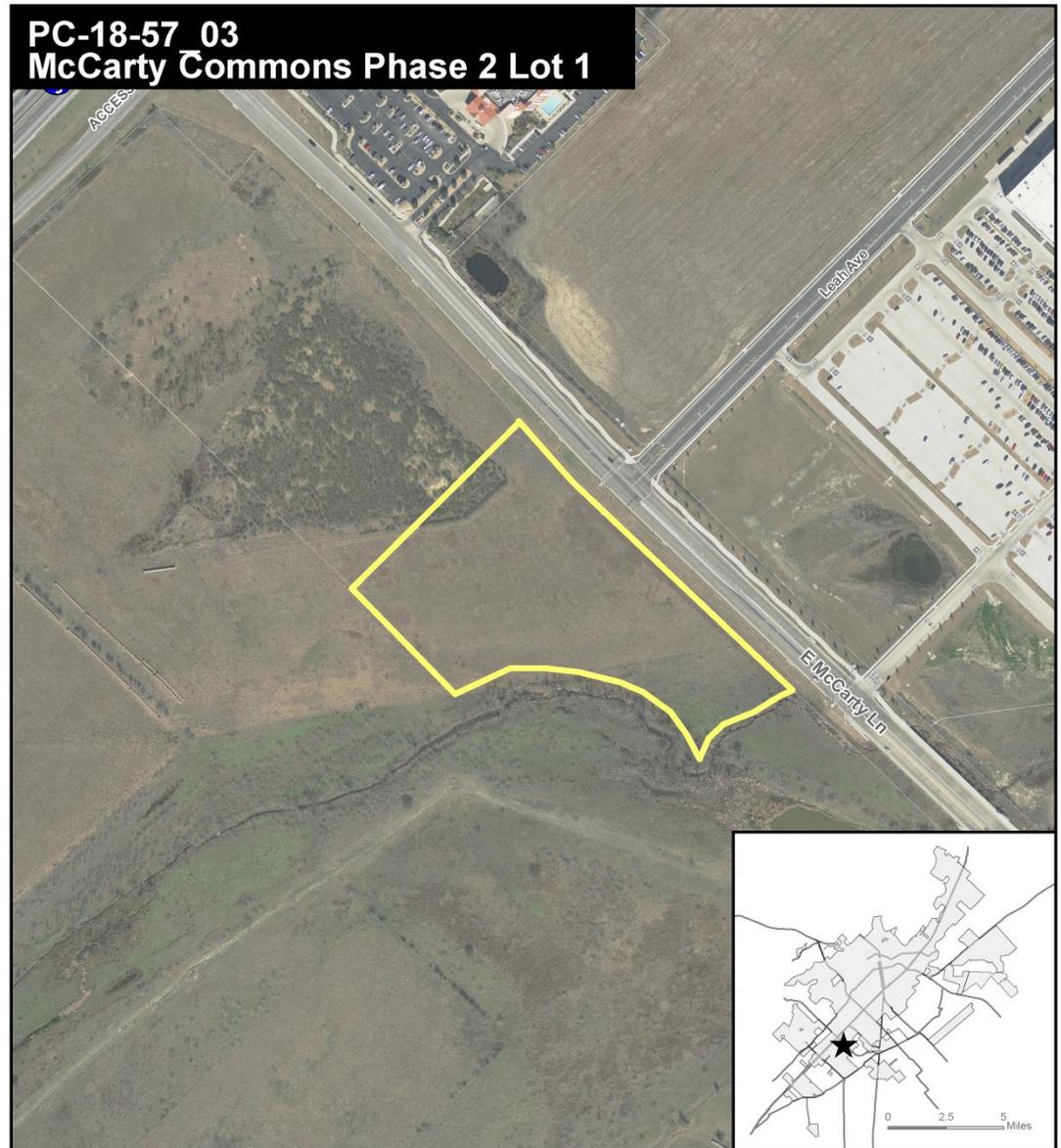


PC-18-57_03 (McCarty Commons Phase 2 Lot 1)

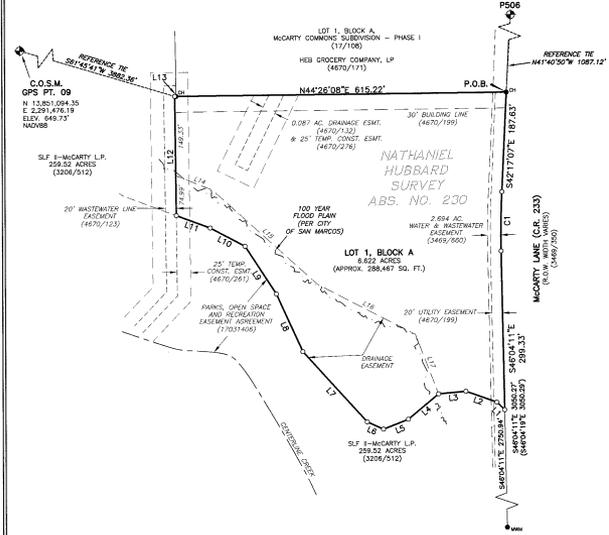
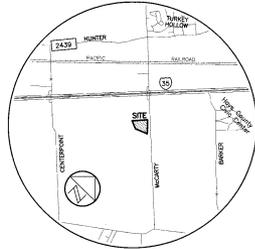
Consider a request by Charles Hager P.E., on behalf of D.R. Horton, Inc. to approve a Final Plat, consisting of approximately 6.662 acres, more or less, out of the Nathaniel Hubbard Survey, Abstract No. 230, located near the intersection of East McCarty Drive and Leah Avenue. (W. Parrish)

- +/- 6.662 acres
- McCarty Commons PDD
- Located in a Employment Center as designated on the Preferred Scenario Map.



<p> Parcel City Limit </p>	<p> Subject Property </p>	<p> N 0 200 400 800 Feet </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. Map Date: 4/29/2019 </p>
---	------------------------------------	--	---

McCARTY COMMONS COMMERCIAL DEVELOPMENT - PHASE 2, LOT 1



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH ALUMINUM "MM" CAP FOUND
- 1/2" REBAR WITH CHAPARRAL CAP SET
- CONTROL POINT/BENCH MARK LOCATION
- () RECORD INFORMATION

THIS IS A SURFACE DRAWING.
CHAPARRAL CONTROL POINT "P508"
COTTON SPINDLE WITH WADSWORTH SET
SURFACE COORDINATES:
N 13623425.8527
E 228487424.18
TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES:
N 1258402.0000
E 228491642.1018
ELEVATION = 600.00'
VERTICAL DATUM: NAVD 88 (GEOID 08)
COMBINED SCALE FACTOR = 0.99897018
(FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000129837
(FOR GRID TO SURFACE CONVERSION)
SCALD ADJUST 0.0
TEXAS SOUTH CENTRAL ZONE 4204

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L14	N66°59'21"E	72.84
L15	N67°22'30"E	265.00
L16	N72°57'21"E	205.00
L17	S65°50'39"E	120.02

LINE TABLE

LINE	BEARING	DISTANCE	RECORD COURSE
L1	S89°53'39"W	20.39	
L2	S84°22'43"W	61.51	(N64°37'47"E 61.51)
L3	S39°43'22"W	51.12	(N36°43'22"E 51.12)
L4	S04°58'41"W	73.80	(N04°58'37"E 73.80)
L5	S23°05'58"W	49.84	(N23°05'58"E 49.84)
L6	S69°41'07"W	33.15	(N69°41'03"E 33.15)
L7	N86°57'28"W	176.72	(S86°57'32"E 176.72)
L8	N69°11'52"W	119.17	(S69°11'52"E 119.17)
L9	N77°48'37"W	107.20	(S77°48'41"E 107.20)
L10	S73°08'51"W	73.37	(N73°08'57"E 73.37)
L11	S65°11'08"W	61.28	(N65°11'04"E 61.28)
L12	N45°33'57"W	224.32	
L13	N44°20'09"E	2.50	

CURVE TABLE

CURVE	RADIUS	DELTA	ANG	BEARING	CHORD
C1	1983.00'	4°02'59"	111.89'	S44°02'59"E	111.86'

MCCARTY COMMONS SUBDIVISION - PHASE 1 CITY OF SAN MARCOS, TEXAS

CONTINENTAL HOMES OF TEXAS, L.P.
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.
SAN MARCOS, TEXAS 78666

PAUL J. FLUGE, R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR,
STATE OF TEXAS NO. 4968
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
1800 MICHAEL LANE
AUSTIN, TX 78744
512-443-1724

CHARLES R. HAGER, P.E.
LA ENGINEERING, INC.
516 HOBBSY 200 WEST, SUITE 150
AUSTIN, TEXAS 78735
512-488-4500
TEXAS REGISTERED ENGINEERING FIRM #1386

PREPARED ON 10/01/2018

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 562-011
DRAWING NO.: 562-011-FL2
PLAT DATE: 04/02/2019
PLOT SCALE: 1"=100'
DRAWN BY: RCH/2018
SHEET 01 OF 02

McCARTY COMMONS COMMERCIAL DEVELOPMENT - PHASE 2, LOT 1

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT WE, CONTINENTAL HOMES OF TEXAS, L.P., AS OWNERS OF 6.622 ACRES IN THE NATHANIEL HUBBARD SURVEY, ABSTRACT NO. 230, HAYS COUNTY, TEXAS, BEING ALL OF THE 6.622 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 13, 2018, AND RECORDED IN DOCUMENT NO. 18033113 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY ADOPT THIS PLAN DESIGNATING THE 6.622 ACRE TRACT AS "MCCARTY COMMONS COMMERCIAL - PHASE 2, LOT 1", AN ADDITION TO THE CITY OF SAN MARCOS.

AND THAT THIS PLAN IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

AND THAT THIS PLAN IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____ 20____.

CONTINENTAL HOMES OF TEXAS, L.P.
(A DELAWARE CORPORATION)
A TEXAS LIMITED PARTNERSHIP
BY: CHIEF OF TEXAS INC.
(A DELAWARE CORPORATION)
ITS GENERAL PARTNER
ROBERT SAGLE, VICE PRESIDENT
2102 W. HUDSON STREET
SAN MARCOS, TEXAS 78666

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 _____, WHOSE KNOWLEDGE 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 _____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS:

THAT I, PAUL J. FLUGE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON JUNE 25, 2018, AND THE CORNER MARKMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

BEARING BASIS: GRID ADJUST FOR TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES, 1983-83 MARS, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (GNSS) ON-LINE POSITIONING USER SERVICE (OPUS).

PAUL J. FLUGE, R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS NO. 5088
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MICHAEL LANE
AUSTIN, TX 78744
512-443-1724

ENGINEER'S CERTIFICATION:
I, CHARLES R. HAGER, P.E., AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM BASED APPROXIMATELY 4/20/2018, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED ARIAS.

CHARLES R. HAGER, P.E.
ENGINEERING BY:
LA ENGINEERING, INC.
516 HOBBSY 200 WEST, SUITE 150
AUSTIN, TEXAS 78735
512-488-4500
TEXAS REGISTERED ENGINEERING FIRM #1386

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE ____ DAY OF _____ 20____.

CHAIRMAN DATE RECORDING SECRETARY DATE

APPROVED:

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES DEPARTMENT DATE

DIRECTOR OF ENGINEERING AND CAPITAL IMPROVEMENTS DATE

THE STATE OF TEXAS
COUNTY OF HAYS

L. LOPEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____ A.D. 20____ AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK ____ PAGE(S) ____ WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ 20____ A.D.

BY: ELANE H. CARDEAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS
6.622 ACRES
NATHANIEL HUBBARD SURVEY,
ABSTRACT NO. 230, HAYS COUNTY

A DESCRIPTION OF 6.622 ACRES (APPROX. 288,467 SQ. FT.), BEING A PORTION OF A 259.52 ACRE TRACT IN THE NATHANIEL HUBBARD SURVEY, ABSTRACT NO. 230 IN HAYS COUNTY, TEXAS, CONVEYED TO SELF-HOLDING L.P., IN A GENERAL WARRANTY DEED DATED JULY 11, 2007 AND RECORDED IN DOCUMENT VOLUME 308, PAGE 517 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, FROM WHICH A 1/2" REBAR WITH "MM" CAP FOUND IN THE SOUTHWEST CORNER OF LOT 1, BLOCK A, McCarty Commons Subdivision - Phase 1, a subdivision of record in Volume 171, Page 108 of the Plat Records of Hays County, Texas.

BEGINS AT 1/2" rebar with "Choparral" cap found in the southwest right-of-way line of McCarty Lane (right-of-way width herein as described in Volume 308 of the Official Public Records of Hays County, Texas) for the west corner of Lot 1, Block A, McCarty Commons Subdivision - Phase 1, a subdivision of record in Volume 171, Page 108 of the Plat Records of Hays County, Texas.

THENCE with the southwest line of McCarty Lane, the following three (3) courses and distances:

1. South 42°17'07" East, a distance of 187.83 feet to a 1/2" rebar with "Choparral" cap set;
2. With a curve to the left, having a radius of 1583.00 feet, a delta angle of 04°52'59", an arc length of 111.89 feet, and a chord which bears South 44°02'59" East, a distance of 111.86 feet to a 1/2" rebar with "MM" cap found;
3. South 48°04'11" East, a distance of 299.33 feet to a 1/2" rebar with "Choparral" cap set in the north line of a Parks, Open Space and Recreational Easement described in Document No. 17031406 of the Official Public Records of Hays County, Texas, from which a 1/2" rebar with "MM" cap found in the southwest line of McCarty Lane bears South 48°04'11" East, a distance of 270.04 feet;

THENCE with the north line of the Parks, Open Space and Recreational Easement, over and across the said 259.52 acre tract, the following three (3) courses and distances:

1. South 89°53'59" West, a distance of 20.39 feet to a 1/2" rebar with "Choparral" cap set;
2. North 64°47'43" West, a distance of 61.51 feet to a 1/2" rebar with "Choparral" cap set;
3. South 39°45'28" West, a distance of 51.12 feet to a 1/2" rebar with "Choparral" cap set;
4. South 04°58'41" West, a distance of 73.80 feet to a 1/2" rebar with "Choparral" cap set;
5. South 23°06'58" West, a distance of 49.84 feet to a 1/2" rebar with "Choparral" cap set;
6. South 69°41'07" West, a distance of 33.15 feet to a 1/2" rebar with "Choparral" cap set;
7. North 86°57'28" West, a distance of 176.72 feet to a 1/2" rebar with "Choparral" cap set;
8. North 69°11'52" West, a distance of 119.17 feet to a 1/2" rebar with "Choparral" cap set;
9. North 77°48'37" West, a distance of 107.20 feet to a 1/2" rebar with "Choparral" cap set;
10. South 73°08'51" West, a distance of 73.37 feet to a 1/2" rebar with "Choparral" cap set;
11. South 65°11'08" West, a distance of 61.28 feet to a 1/2" rebar with "Choparral" cap set in the northeast line of a 20' wide easement described in Volume 122 of the Official Public Records of Hays County, Texas;

THENCE North 42°17'07" East, continuing across the 259.52 acre tract, with the northeast line of said easement, a distance of 224.32 feet to a 1/2" rebar with "Choparral" cap set;

THENCE North 44°20'09" East, continuing across the 259.52 acre tract, a distance of 2.50 feet to a 1/2" rebar with "Choparral" cap found for the south corner of the said Lot 1, Block A.

THENCE North 44°20'09" East, with the southeast line of Lot 1, a distance of 615.22 feet to POINT OF BEGINNING, containing 6.622 acres of land, more or less.

GENERAL NOTES:

1. THIS SUBDIVISION MUST COMPLY WITH THE DEVELOPMENT STANDARDS SET FORTH IN THE MCCARTY COMMONS PLANNED DEVELOPMENT DISTRICT AS ORIGINALLY APPROVED ON OCTOBER 6, 2008 (APPROVED ON MARCH 28, 2008-4) AND AS AMENDED AND APPROVED ON MAY 26, 2013, (ORDINANCE NO. 2013-29) BY THE SAN MARCOS CITY COUNCIL.
2. SIDEWALKS ARE REQUIRED ALONG ALL RIGHT-OF-WAY IN THIS SUBDIVISION, AND SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION PER ORDINANCE NO. 2008-50.
3. A SITE PREPARATION PERMIT MUST BE ISSUED BY THE CITY OF SAN MARCOS PRIOR TO CONSTRUCTION IN THIS SUBDIVISION.
4. ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
5. THE LOCATION OF EASEMENTS GRANTED BY A SEPARATE INSTRUMENT ARE APPROVED AND SUCH EASEMENTS AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF THE SEPARATE INSTRUMENT.
6. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROBLEMS WITHIN THE EXISTING DRAINAGE SYSTEM OR CONTRIBUTING ZONES, UTILITIES FOR WATER QUALITY AND/OR CREATION POINTS TREATING APPLICABLE COVER RELATED TO THE DEVELOPMENT, WILL NOT BE REQUIRED BY STRUCTURE OR GRADING INTO EXISTING OR PROPOSED PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN OUR ROW WILL NOT BE ALLOWED.
7. ACCESS DRIVEWAYS ON STATE MAINTAINED ROADWAYS MUST MEET THE MINIMUM REQUIREMENTS AS STATED IN THE "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" AND/OR THE "ACCESS MANAGEMENT MANUAL".
8. MINIMUM FINISHED FLOOR ELEVATION OF 631.1' IS REQUIRED FOR ALL STRUCTURES. 631.1' IS ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON.

THE STATE OF TEXAS
COUNTY OF HAYS

L. LOPEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____ A.D. 20____ AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK ____ PAGE(S) ____ WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ 20____ A.D.

BY: ELANE H. CARDEAS
COUNTY CLERK
HAYS COUNTY, TEXAS

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 562-011
DRAWING NO.: 562-011-FL2
PLAT DATE: 04/02/2019
PLOT SCALE: 1"=100'
DRAWN BY: RCH/2018
SHEET 02 OF 02

Recommendation:

Staff has reviewed the request and determined the Final Plat complies with the Planned Development District and the San Marcos Development Code and recommends **approval** of PC-18-57_03 as submitted.