



# PC-22-52

## Remington Acres Preliminary Plat

Consider a request by Wyatt Young, on behalf of A-Affordable Storage, for approval of a preliminary plat of 27.79 acres of land out of the William Simon Survey, Abstract No. 706, the Paul Somnitz Survey, Abstract No. 702, the John Owens Survey, Abstract No. 356, and the Antonio M. Esnaurizar Survey, Abstract No. 6, generally located on the south side of S. Old Bastrop Hwy approximately 5,000' west of the Francis Harris Ln and S. Old Bastrop Hwy intersection (W. Rugeley)



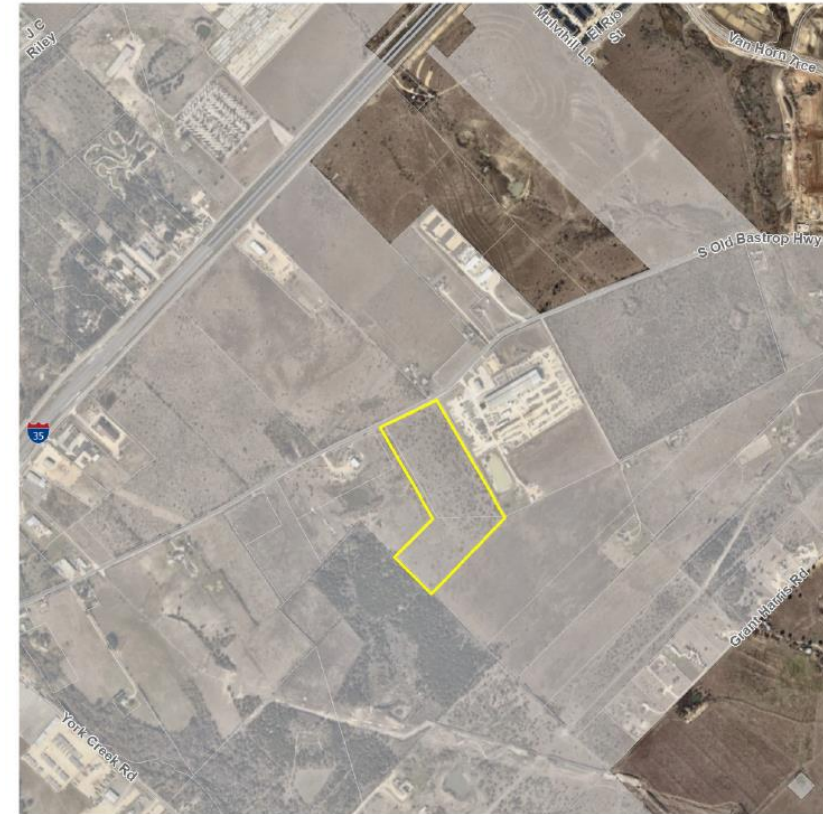
# Property Information

- Approximately 28 acres
- 2 commercial lots proposed

PC-22-52

Remington Acres - 7000 Block Old Bastrop Hwy

Aerial Map



- Subject Property
- Parcel
- ETJ



0 500 1,000 2,000  
Feet

Site Location



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.  
Date: 5/3/2023

**SAN MARCOS** Planning and Development Services

0 2.5 5 Miles

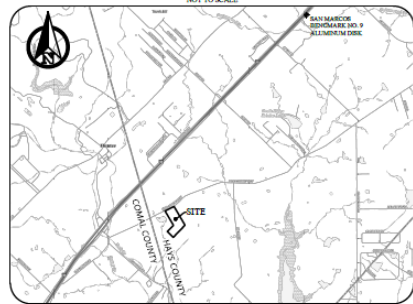


**PLAT NOTES:**

- The subdivision is served by the following utilities:  
 Water service for this subdivision will be provided by Crystal Clear Special Utility District.  
 Wastewater service for this subdivision will be provided by on-site sewage facility.  
 Electric service for this subdivision will be provided by AT&T.  
 Telephone service for this subdivision will be provided by Frontier Communications.
- No portion of this site is located within the Edwards Aquifer recharge zone or contributing zone.
- No portion of this site is within a flood hazard area as shown on the Flood Insurance Rate Map Panel# 48209C0467F for Hays County, effective September 2, 2003.
- This property lies within the City of San Marcos Extra-territorial jurisdiction.
- This Subdivision lies within the boundaries of the Hays Consolidated Independent School District.
- This Subdivision lies within Hays County Emergency Services Districts 3 & 9.
- Paved sidewalks are required to be installed and constructed in accordance with the City of San Marcos Development Code at the time of development.
- Grade Factor Note: Distances shown between are surface values, scaled locally to grid at Point No. 50000 as shown. Grid Coordinates: N 13831426.34, E 2282743.95
- This Subdivision lies within the boundaries of the Barton Springs/Edwards Aquifer Conservation District.
- Driveways shall comply with Chapter 721 of Hays County Development Regulations, and be permitted through the Transportation Department of Hays County under Chapter 721.
- All culverts, when required shall comply with the current Hays County standard.
- Mailboxes placed within the right-of-way (ROW), shall be of an approved TxDOT or FHWA design.
- Hays County is not responsible for sidewalk maintenance. A fully executed license agreement must be in-place prior to Tenth.
- Total Acreage: 27.79  
 Total number of lots: 2  
 Average size of lots: 11.96 acres

Curve Data Table					Line Data Table			
Curve #	Area	Radius	Delta	Chord Bearing	Chord	Line #	Bearing	Distance
C1	81.62	1967.64	90°42'49"	S82°11'31"E	81.60	L1	N64°21'44"E	64.00
C2	83.27	1987.42	90°42'31"	S82°11'31"W	83.23			
C3	264.72	670.00	91°38'12"	S89°11'48"E	263.90			
C4	281.10	1030.00	91°38'12"	S38°11'48"W	280.22			

**VICINITY MAP**  
NOT TO SCALE



**PRELIMINARY PLAT**  
OF  
**REMINGTON ACRES**  
A SUBDIVISION OF 27.79 ACRES

SITUATED IN THE  
WILLIAM SIMON SURVEY, ABSTRACT NO. 706,  
PAUL SOMMERS SURVEY, ABSTRACT NO. 702,  
JOHN OWENS SURVEY, ABSTRACT NO. 358 &  
ANTONIO M. ENSAURIZAR SURVEY, ABSTRACT NO. 4

CITY OF SAN MARCOS ETJ  
HAYS COUNTY, TEXAS

NUMBER OF LOTS: 2  
NUMBER OF BLOCKS: 1

PREPARED ON: MARCH 1, 2022

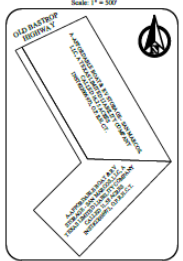
**OWNER:**  
A-Affordable Boat & RV Storage - San Marcos, LLC,  
a Texas limited liability company  
721 Highway 297 N., Suite 303  
Manfield, Texas 76663

**SURVEYOR:**  
JPH Land Surveying, Inc.  
1114 E. Palm Valley Blvd., Ste. A4  
Round Rock, Texas 78664  
(817) 431-4971

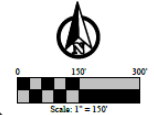
**LOT SIZE CATEGORY TABLE**

LOT SIZE CATEGORY	NUMBER OF LOTS
10 ACRES OR LARGER	1
LARGER THAN 5 ACRES AND SMALLER THAN 10 ACRES	1
LARGER THAN 2 ACRES AND SMALLER THAN 5 ACRES	0
LARGER THAN 1 ACRE AND SMALLER THAN 2 ACRES	0
SMALLER THAN 1 ACRE	0

**ORIGINAL LAYOUT**  
Scale: 1" = 500'



Field: AC 2022/02/21 CTX4978  
 Drafter: RDG 2022/03/01  
 Revision: RDG 2022/07/20  
 Revision: RDG 2022/11/02  
 Revision: RDG 2023/02/06  
 Revision: RDG 2023/03/07



**NOTE:**

Topographic contours shown herein were provided to this surveyor by others. Accuracy of this contour has not been verified.

**LEGEND OF LINES TYPES**

	PLAT BOUNDARY LINE
	EASEMENT LINE
	ADJOINING PROPERTY LINE
	SURVEY ABSTRACT LINE

**MONUMENTS / DATUMS / BEARING BASIS**

CBS:  $\odot$  Monuments are found if not marked MENS or CBS.  
 MNS:  $\odot$  10" rebar stamped "JPH Land Surveying" set  
 TM:  $\odot$  4" steel and 4" wooden stamped "JPH Land Surveying" set  
 $\odot$  Site benchmark (see vicinity map for general location)  
 Vector or station point (not a monument)  
 Coordinate values, if shown, are UTM: NAD83/UTM/38N/18CZ  
 Elevations, if shown, are NAVD83  
 Bearings are based on grid north (GCSNAD83)  
 Combined Scale Factor: 1.000131484 (Grid to Surface)  
 Combined Scale Factor: 0.999868516 (Surface to Grid)

**LEGEND OF ABBREVIATIONS**

UTM: Universal Transverse Mercator  
 TWNS: Texas Coordinate System of 1983, South Central Zone  
 NAVD83: North American Vertical Datum of 1988  
 P.B.C.T.: Plat Book of Hays County, Texas  
 O.P.B.C.T.: Official Public Records of Hays County, Texas  
 D.R.E.C.T.: Deed Records of Hays County, Texas  
 V.P.A.G.N.: Volume/Appointment Number  
 P.O.R.C.T.: Point of Beginning/Point of Commencement  
 E.T.J.: Extra-Territorial Jurisdiction  
 A.L.A.: Also Known As  
 R.O.W.: Right-of-Way  
 P.E.E.: Public Utility Easement

JPH Job/Drawing No. (see below)  
 2022.288.001 CTX46978 6995 S Old Bastrop Rd, San Marcos, Hays Co, TX-PRELIM PLAT.dwg  
 © 2022 JPH Land Surveying, Inc. - All Rights Reserved  
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 Telephone (817) 431-4971 www.jphlandsurveying.com  
 TEXAS E-Reg. #10019100  
 DFW | Central Texas | West Texas | Houston



# Recommendation

- Staff recommends approval of PC-22-52 as presented.