



PC-22-32

Casata Post Rd Preliminary Plat

Consider a request by Lexie England, on behalf of Aaron Levy for approval of a preliminary subdivision plat of approximately 31.77 acres out of the William Ward Survey, Abstract 467, located at 2138 Post Rd. (W. Rugeley)



Property Information

- Approximately 32 acres
- 36 townhouses & 210 micro homes
- Resolution 2021-244 (12/7/2021)

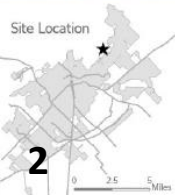


- Subject Property
- Parcel
- ETJ



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: 10/27/2022





Parcel No.	Type	Area (Acres)	Volume (cu ft)	Weight (lb)	Value (\$)
1	Manufactured Home	7.0	1,000	1.0	100,000
2	Single Family Home	0.5	100	1.0	100,000

BLOCK A			BLOCK B		
LOT NO.	SQ. FT.	ACRE	LOT NO.	SQ. FT.	ACRE
1	2819.78	0.065	12	1800.00	0.041
2	1800.00	0.041	13	2250.00	0.052
3	1800.00	0.041	14	2250.00	0.052
4	1800.00	0.041	15	1800.84	0.041
5	1800.00	0.041	16	1800.84	0.041
6	1800.00	0.041	17	1800.84	0.041
7	2250.00	0.052	18	1800.84	0.041
8	2250.00	0.052	19	3009.52	0.069
9	1800.00	0.041			
10	1800.00	0.041			
11	1800.00	0.041			

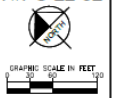
BLOCK B			BLOCK C		
LOT NO.	SQ. FT.	ACRE	LOT NO.	SQ. FT.	ACRE
1	2663.13	0.071	11	1800.00	0.041
2	1800.00	0.041	12	2250.00	0.052
3	1800.00	0.041	13	2250.00	0.052
4	1800.00	0.041	14	1800.00	0.041
5	1800.00	0.041	15	1800.00	0.041
6	2250.00	0.052	16	1800.00	0.041
7	2250.00	0.052	17	1800.00	0.041
8	1800.00	0.041	18	2664.14	0.077
9	1800.00	0.041			
10	1800.00	0.041			

PARCEL INFORMATION TABLE	
LOT NO.	ACRE (APPROX.)
1	24.614
2	0.065
3	1.212
4	0.159



PRELIMINARY PLAT OF CASATA POST ROAD

BEING A PRELIMINARY PLAT OF 31.77 ACRES INCLUDING 2.70 ACRES OF STREET DEDICATION TO CREATE 210 MULTIFAMILY HOMES AND 38 RESIDENTIAL LOTS, PART OF AND OUT OF THE WILLIAM WARD SURVEY ABSTRACT NO. 467 SAN MARCOS, HAYS COUNTY, TEXAS



LEGEND

- LIT LINE
- - - - - EXTENSION
- ▭ PRIVATE PROPERTY BOUNDARY
- ▭ AREA IN 100' WIDE ROADWAY
- ▭ FLOODPLAIN (SHELF)
- ▭ OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- ▭ HAYS COUNTY, TEXAS
- ▭ WEST OF RAY

- NOTES:**
- ALL RESPONSIBILITIES FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF SAN MARCOS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
 - NO PORTION OF THIS SITE IS LOCATED INSIDE OF THE 100' R FEMA FLOOD PLAIN, AS DESCRIBED IN FEMA FORM NO. 48060C0602 DATED SEPTEMBER 2, 2005, HAYS COUNTY, TX.
 - SIDEWALKS ARE REQUIRED ALONG ALL RIGHTS-OF-WAY.
 - THIS SITE RESIDES WITHIN THE EDWARDS AQUIFER TRANSITION ZONE AND DRAINS AWAY FROM EDWARDS AQUIFER.
 - NO PORTION OF THIS SITE IS LOCATED INSIDE OF THE SAN MARCOS RIVER CORRIDOR.
 - THIS PLAT IS SUBJECT TO THE CITY OF SAN MARCOS DEVELOPMENT REGULATIONS (AS AMENDED) BY CASATA POST RD. DEVELOPMENT AGREEMENT EXECUTED ON 08/19/2010.
 - ALL PUBLIC PARKS WILL BE MAINTAINED BY THE LOCAL HOA.
 - ALL IMPROVEMENTS WITHIN BASEMENTS WILL BE MAINTAINED BY THE LOCAL HOA.
 - SIDEWALKS CONSTRUCTED ALONG PUBLIC ACCESS ROADWAY PER CITY OF SAN MARCOS THROUGHDRAW PLAN.
 - SIDEWALKS, STREET LIGHTING, AND LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR OTHER ENTITY APPROVED BY THE CITY OF SAN MARCOS.
 - "PRELIMINARY" THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

OWNER:
CRESTCORP, INC.
 PO BOX 90038
 AUSTIN, TX 78739
 TEL: (512) 790-4333

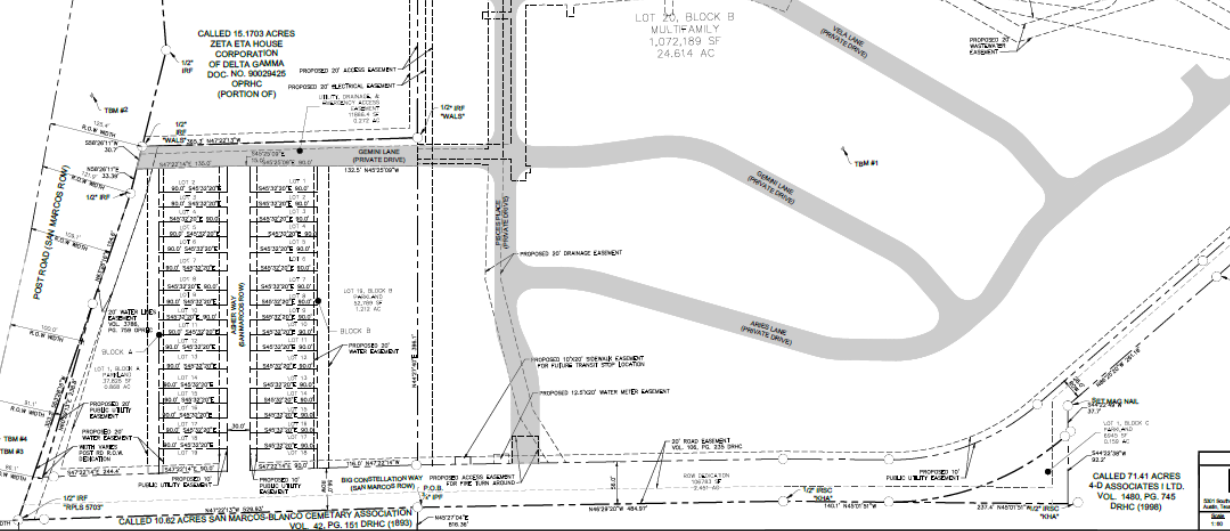
ENGINEER:
RILEY-HORN
 5301 SOUTHWEST FROY, BUILDING 2,
 SUITE 100
 AUSTIN, TX 78735
 TEL: (512) 646-2237
 CONTACT: LINDSEY ENGLAND, P.E.

ELECTRIC:
FEDERALENS ELECTRIC COOPERATIVE
 1810 BRANCH TO MARKET RD 150 W
 KYLE, TX 78140
 TEL: (361) 554-4732

WATER:
DOWELL BUD
 214 MAIN STREET
 MAXWELL, TX 78666
 TEL: (512) 367-4253

WASTEWATER:
CITY OF SAN MARCOS
 630 E HOPKINS
 SAN MARCOS, TX 78666
 TEL: (512) 393-8000

TELECOM:
CENTURION
 1214 DODDWOOD BLVD.
 KILLEEN, TX 76543
 TEL: (254) 900-2000



BENCHMARKS

MARK	TYPE	DESCRIPTION	DATE
BM 1	MONUMENT	IRON PIPE	08/19/2010
BM 2	MONUMENT	IRON PIPE	08/19/2010
BM 3	MONUMENT	IRON PIPE	08/19/2010
BM 4	MONUMENT	IRON PIPE	08/19/2010
BM 5	MONUMENT	IRON PIPE	08/19/2010
BM 6	MONUMENT	IRON PIPE	08/19/2010
BM 7	MONUMENT	IRON PIPE	08/19/2010
BM 8	MONUMENT	IRON PIPE	08/19/2010
BM 9	MONUMENT	IRON PIPE	08/19/2010
BM 10	MONUMENT	IRON PIPE	08/19/2010

PREPARED BY:
Kimley-Horn
 5301 SOUTHWEST FROY, BUILDING 2, SUITE 100, FROY, AUSTIN, TX 78735
 TEL: (512) 646-2237
 FAX: (512) 646-2238
 WWW.KHENGINEERS.COM



Recommendation

- Staff recommends approval of PC-22-32 as presented.