



PC-23-27

Waterstone Unit C Final Plat

Consider a request by Doucet and Associates, Inc, on behalf of DRP TX 3, LLC to approve a Final Plat, consisting of approximately 30.56 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located on CR 158 south of the intersection between CR 158 and Cool Springs Blvd, in Hays County, Texas (J. Cleary)



Property Information

Approximately 30 acres

138 residential lots proposed

Located in the ETJ (Hays County) and
City of Kyle Water/ Wastewater CCN

Development Agreement and
Regulating Plan (RP-19-01).

Preliminary Plat (PC-21-41) approved
January 2022.



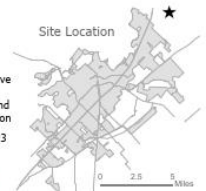
- Subject Property
- Parcel
- ETJ

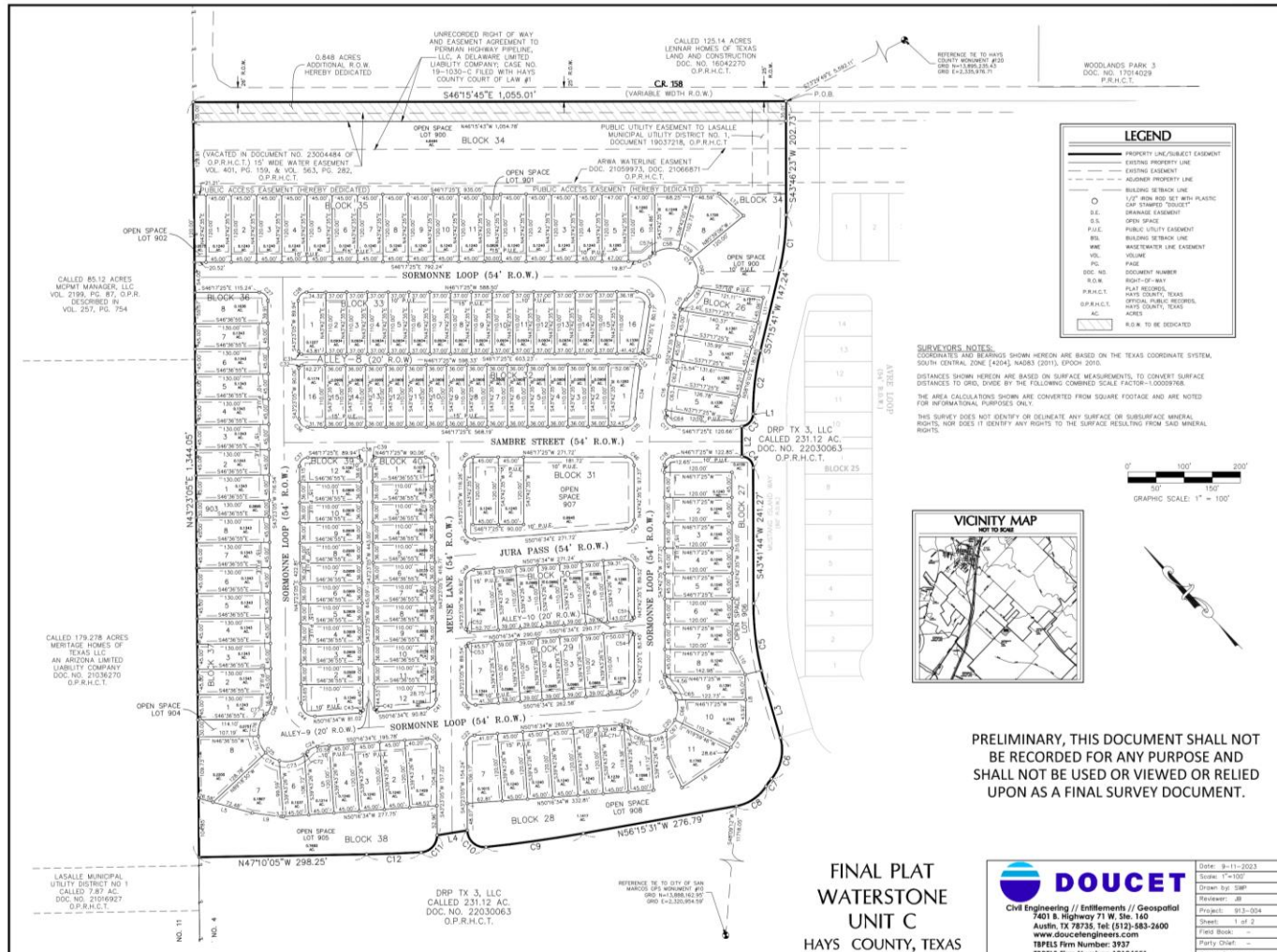


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 9/11/2023

SAN MARCOS Planning and
Development Services

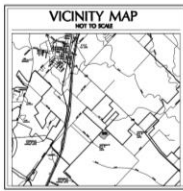




LEGEND

- PROPERTY LINE/SUBJECT EASEMENT
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- ALIGNED PROPERTY LINE
- BUILDING SETBACK LINE
- 1/2" DIA. AND 1/2" WITH PLASTIC CAP STAMPED "DOUCET" DRAINAGE EASEMENT
- OPEN SPACE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S. BUILDING SETBACK LINE
- W.W. WASTEWATER LINE EXTENSION
- VOL. VOLUME
- P.C. PAGE
- D.C. NO. DOCUMENT NUMBER
- R.O.W. RIGHT-OF-WAY
- P.A.R.H.C.T. PLAT RECORD, HAYS COUNTY, TEXAS
- S.P.R.H.C.T. SPECIAL PUBLIC RECORD, HAYS COUNTY, TEXAS
- AC. ACRES
- R.B.W. TO BE DEDICATED

SURVEYOR'S NOTES:
 COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (ADJ. NAD83 (2011) EPOCH 2010).
 DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, DIVIDE BY THE FOLLOWING COMBINED SCALE FACTOR-1.0009768.
 THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.
 THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.



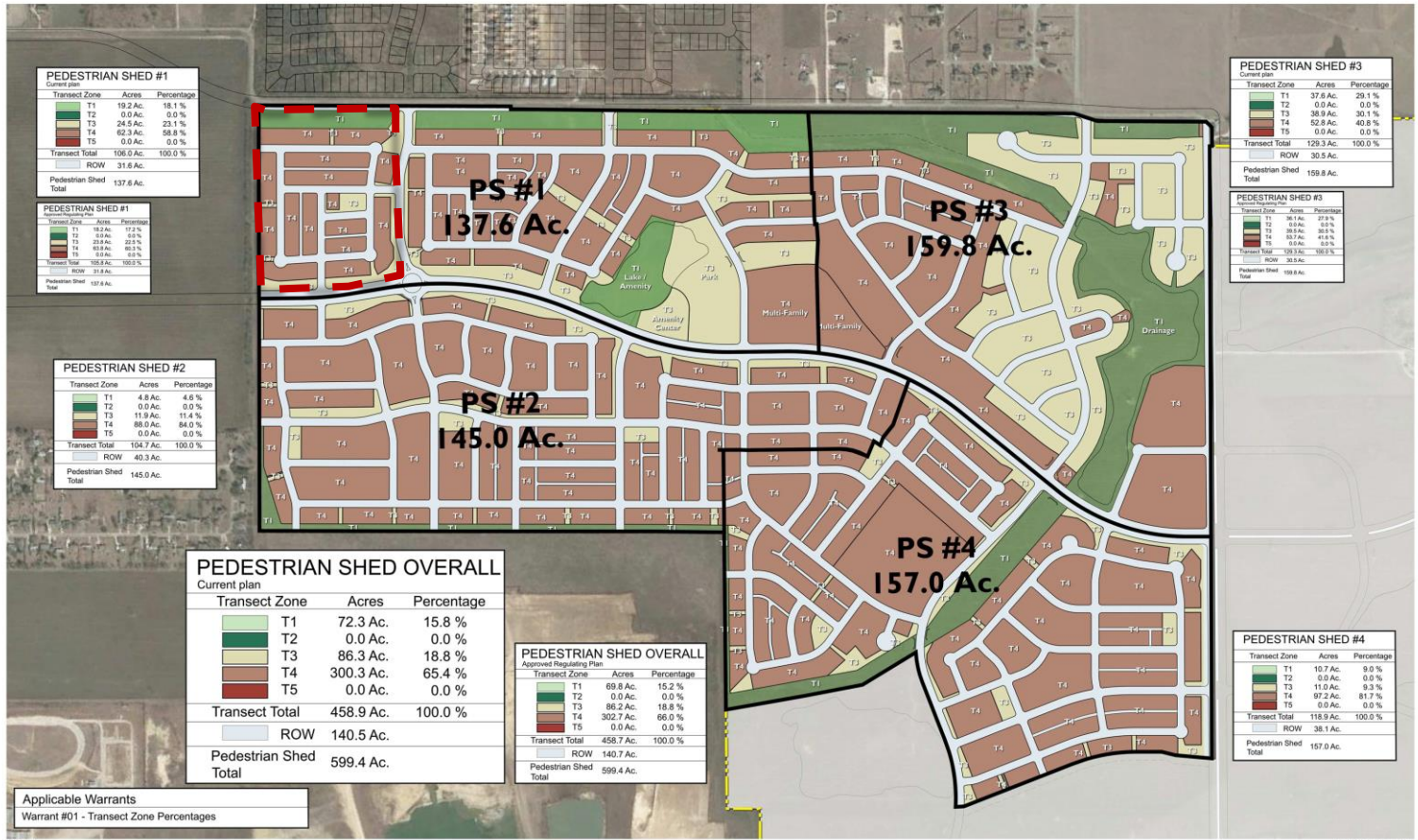
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

**FINAL PLAT
 WATERSTONE
 UNIT C
 HAYS COUNTY, TEXAS**

DOUCET
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 www.doucetengineers.com
 TPFLS Form Number: 993
 TPFLS Form Number: 10174551

Date:	9-11-2023
Scale:	1"=100'
Drawn by:	SMP
Reviewed by:	JR
Project:	913-004
Sheet:	1 of 2
Field Book:	-
Party Check:	-
Survey Date:	-

Extract from approved Regulating Plan



WATERSTONE • TRANSECT ZONES / PEDESTRIAN SHED PLAN

• Hays County, Texas
 • June 6, 2020 - Revised July 11, 2022 - Revised August 25, 2022 - Revised November 09, 2022 - Revised November 11, 2022
 # 17001932
 ▲ Task Development



Information provided regarding this project is the property of the client and is confidential. It is not to be used for any other purpose without the written consent of the client. The client is responsible for the accuracy of the information provided. This plan is not a contract, and no warranty is made by the engineer or architect. The client is responsible for the accuracy of the information provided. © 2022 RVI, Inc.



Recommendation

- Staff recommends **conditional approval** of PC-23-27 with the following condition:
 1. The Final Plat for Waterstone Phase 1-A or Waterstone Unit B shall be recorded before this plat is recorded.