

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

PARKLAND CALCULATIONS						
Phase	Type	Units	Persons Per Unit	Population/1000	5.7 Acres	Parkland Acreage
1	Manufactured Homes	210	x 2.7	+ 1000	x 5.7	Required Acreage = 3.23 Provided Acreage = 8.34
2	Single Family Units	36	x 2.7	+ 1000	x 5.7	Required Acreage = 0.55 Provided Acreage = 2.13
						Total Required Acreage = 3.78 Total Provided Acreage = 10.47

**BLOCK A**

**TOWNHOME PARCEL TABLE**

LOT NO.	SQ. FT.	ACRE
2	2619.76	0.068
3	1800.00	0.041
4	1800.00	0.041
5	1800.00	0.041
6	1800.00	0.041
7	2250.00	0.052
8	2250.00	0.052
9	1800.00	0.041
10	1800.00	0.041
11	1800.00	0.041

**TOWNHOME PARCEL TABLE**

LOT NO.	SQ. FT.	ACRE
12	1800.00	0.041
13	2250.00	0.052
14	2250.00	0.052
15	1800.94	0.041
16	1800.94	0.041
17	1800.94	0.041
18	1800.94	0.041
19	3009.52	0.065

**BLOCK B**

**TOWNHOME PARCEL TABLE**

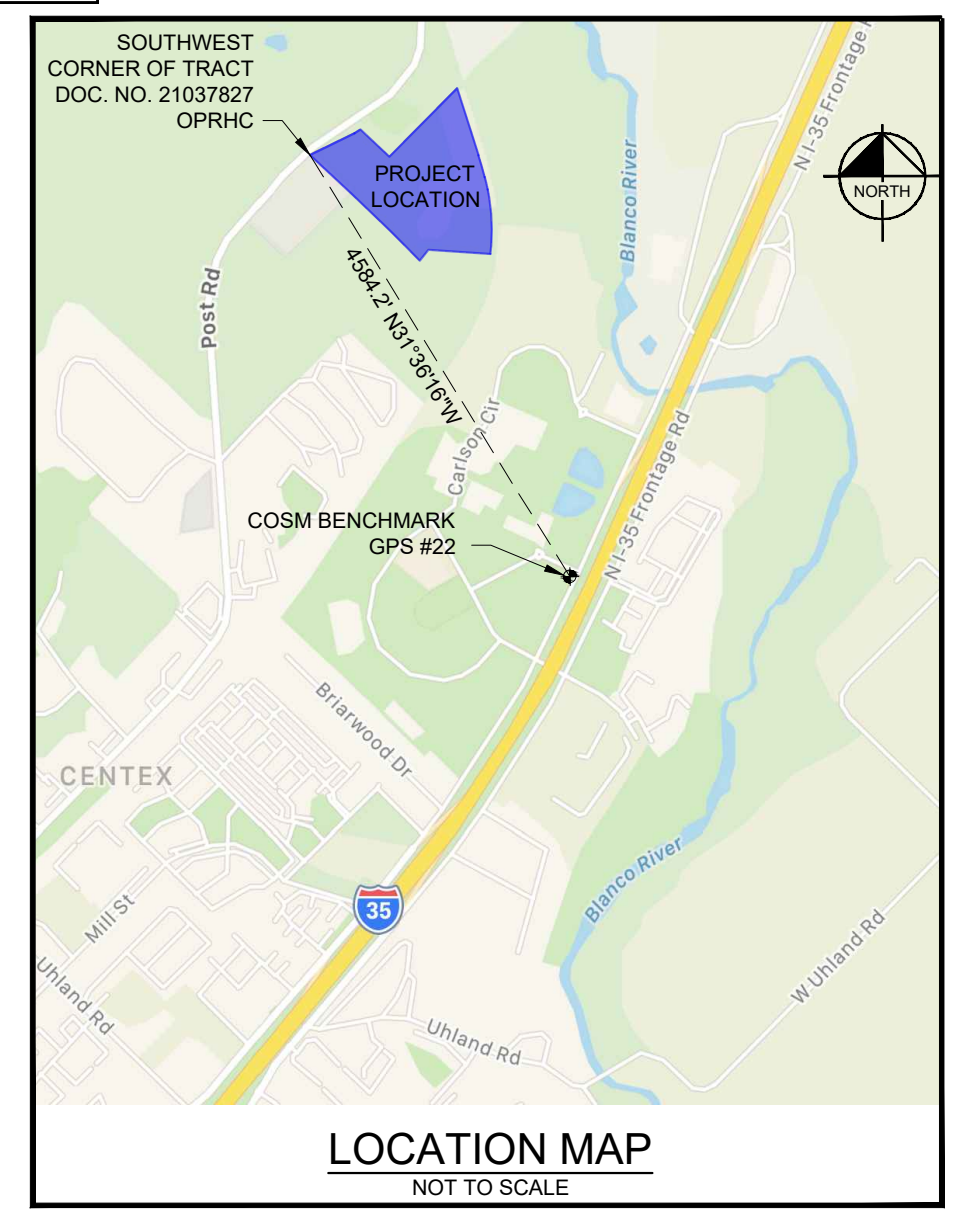
LOT NO.	SQ. FT.	ACRE
1	2965.13	0.071
2	1800.00	0.041
3	1800.00	0.041
4	1800.00	0.041
5	1800.00	0.041
6	2250.00	0.052
7	2250.00	0.052
8	1800.00	0.041
9	1800.00	0.041
10	1800.00	0.041

**TOWNHOME PARCEL TABLE**

LOT NO.	SQ. FT.	ACRE
11	1800.00	0.041
12	2250.00	0.052
13	2250.00	0.052
14	1800.00	0.041
15	1800.00	0.041
16	1800.00	0.041
17	1800.00	0.041
18	2664.14	0.057

**PARCEL INFORMATION TABLE**

LOT NO., BLOCK NO.	ACREAGE	UNITS
20, B (MULTIFAMILY)	24.614	210
1, A (PARKLAND)	0.868	0
19, B (PARKLAND)	1.212	0
1, C (PARKLAND)	0.159	0



**LEGEND**

- LOT LINE
- - - EASEMENT
- PRIVATE ROADWAY BOUNDARY
- 100 YR FP
- 100-YR FLOODPLAIN
- FLOODPLAIN BUFFER
- OPRHC
- DRHC
- ROW

- 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 100YR FEMA FLOOD PLAIN, AS DESCRIBED IN FEMA FIRM NO. 48209C0392F, 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 SWAY 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 TBD).
  - ALL PUBLIC PARKS WILL BE MAINTAINED BY THE LOCAL HOA.
  - ALL IMPROVEMENTS WITHIN EASEMENTS WILL BE MAINTAINED BY THE LOCAL HOA.
  - SIDEWALKS CONSTRUCTED ALONG PUBLIC ACCESS ROADWAY PER CITY OF SAN MARCOS THROUGHFARE PLAN.
  - SIDEWALKS, STREET LIGHTING, AND LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY APPROVED BY THE CITY OF SAN MARCOS.
  - "PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES"

**OWNER:**  
 CASATA CORP. INC.  
 PO BOX 90638  
 AUSTIN, TX 78709  
 TEL: (954) 790-6333

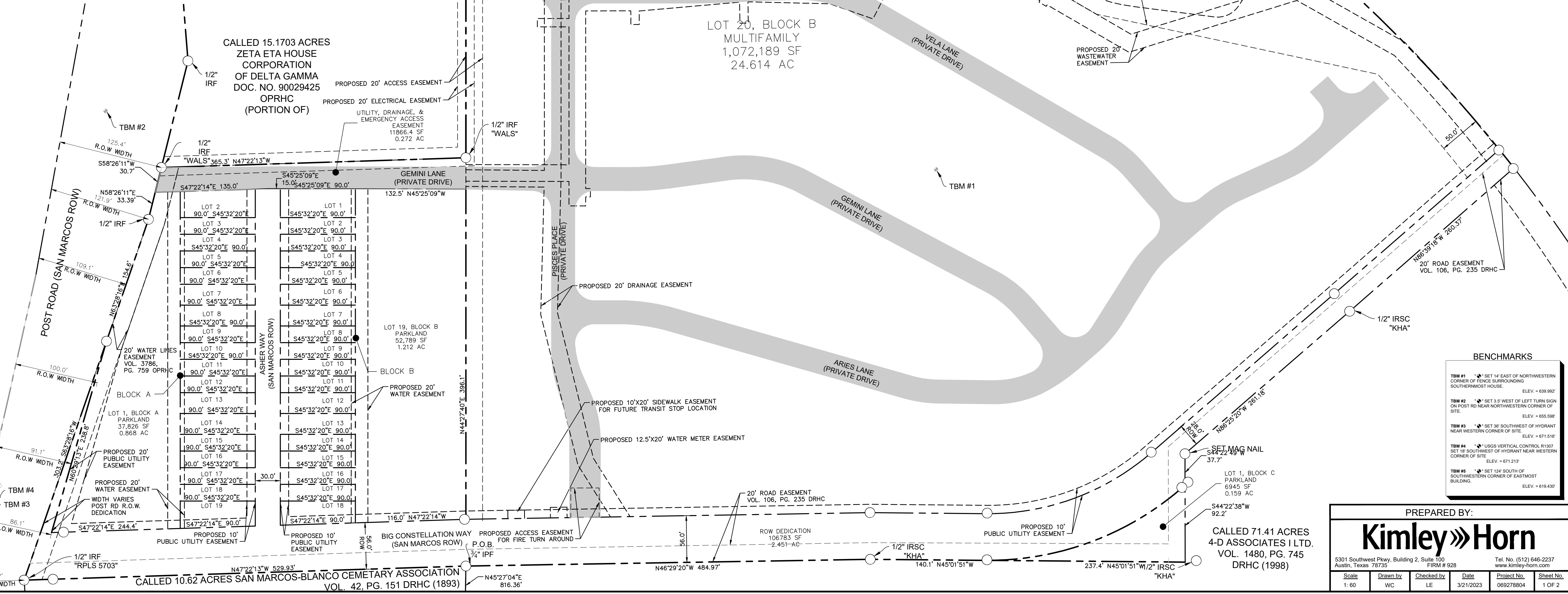
**ENGINEER:**  
 KIMLEY-HORN  
 5301 SOUTHWEST PKWY, BUILDING 2,  
 SUITE 100  
 AUSTIN, TX 78735  
 CONTACT: LEXIE ENGLAND, P.E.

**ELECTRIC:**  
 PEDERNALES ELECTRIC COOPERATIVE  
 1810 RANCH TO MARKET RD 150 W  
 KYLE, TX 78640  
 TEL: (888) 554-4732

**WATER:**  
 MAXWELL SUD  
 216 MAIN STREET  
 MAXWELL, TX 78656  
 TEL: (512) 357-6253

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

**TELECOM:**  
 CENTURYLINK  
 1214 DOGWOOD BLVD.  
 KILLEEN, TX 76543  
 TEL: (254) 690-9350



PREPARED BY:  
**Kimley»Horn**  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1:60	WC	LE	3/21/2023	069278804	1 OF 2