



PC-21-41

Waterstone Units A-C Preliminary Plat

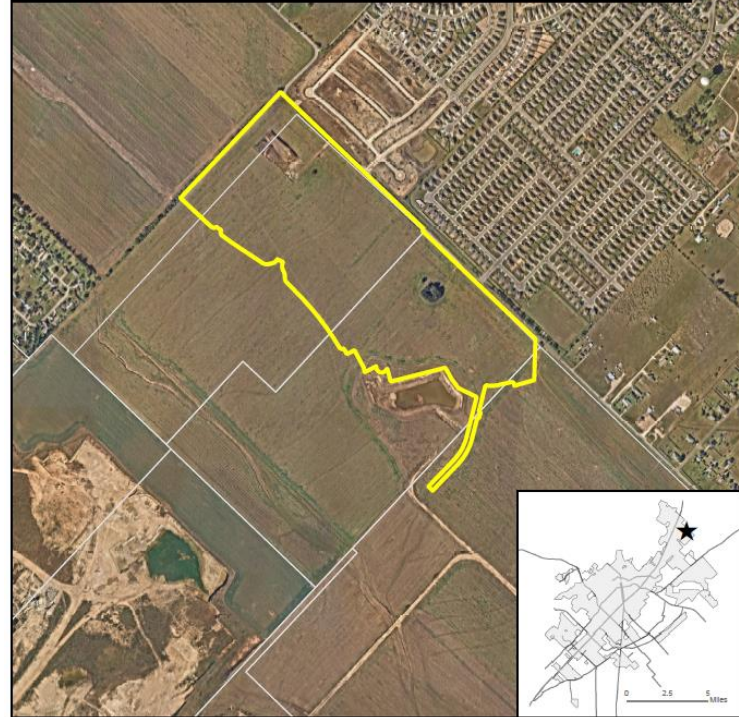
Consider a request by Xavier Torres, Doucet and Associates, Inc., on behalf of Tack Development, Ltd., to approve the Preliminary Plat, consisting of approximately 90 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, Hays County, Texas. (A. Villalobos)

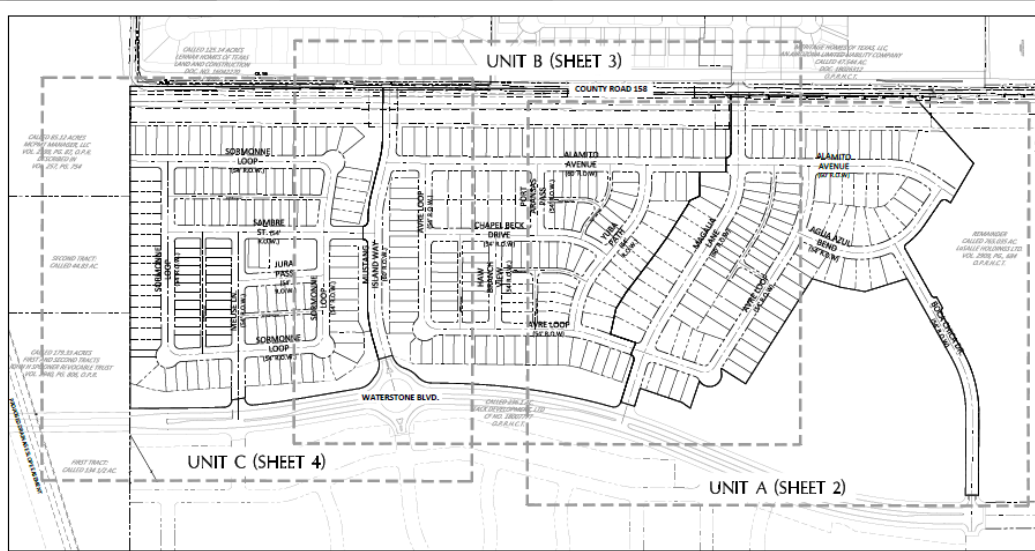


Property Information

- +/- 90 acres
- Located within the Waterstone Development Agreement (previously La Salle)
- Located outside the City Limits with a Development Agreement
- Proposing the construction of 378 lots with 14 new streets.

PC-21-41
Aerial View
Waterstone Subdivision Units A-C — South of CR 158





Project details including owner, engineer, land survey, water/sewer, and utility information.

DA POUCEY ASSOCIATES logo and contact information.

COVER SHEET

PROJECT OVERALL MAP

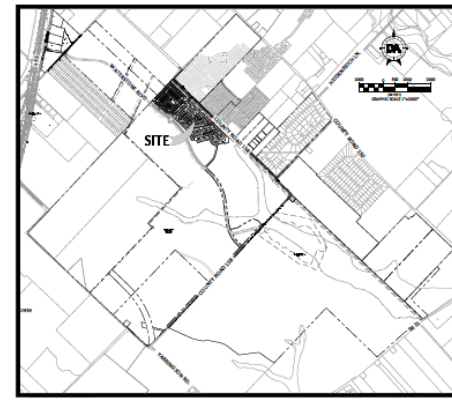
- Notes regarding flood risk, sidewalk requirements, and general project details.

Tables showing lot acreage and area breakdown for Unit A, Unit B, and Unit C.

Notes regarding building setbacks and utility easements.

Table listing street names, lot numbers, and classifications for the project area.

LOCATION MAP

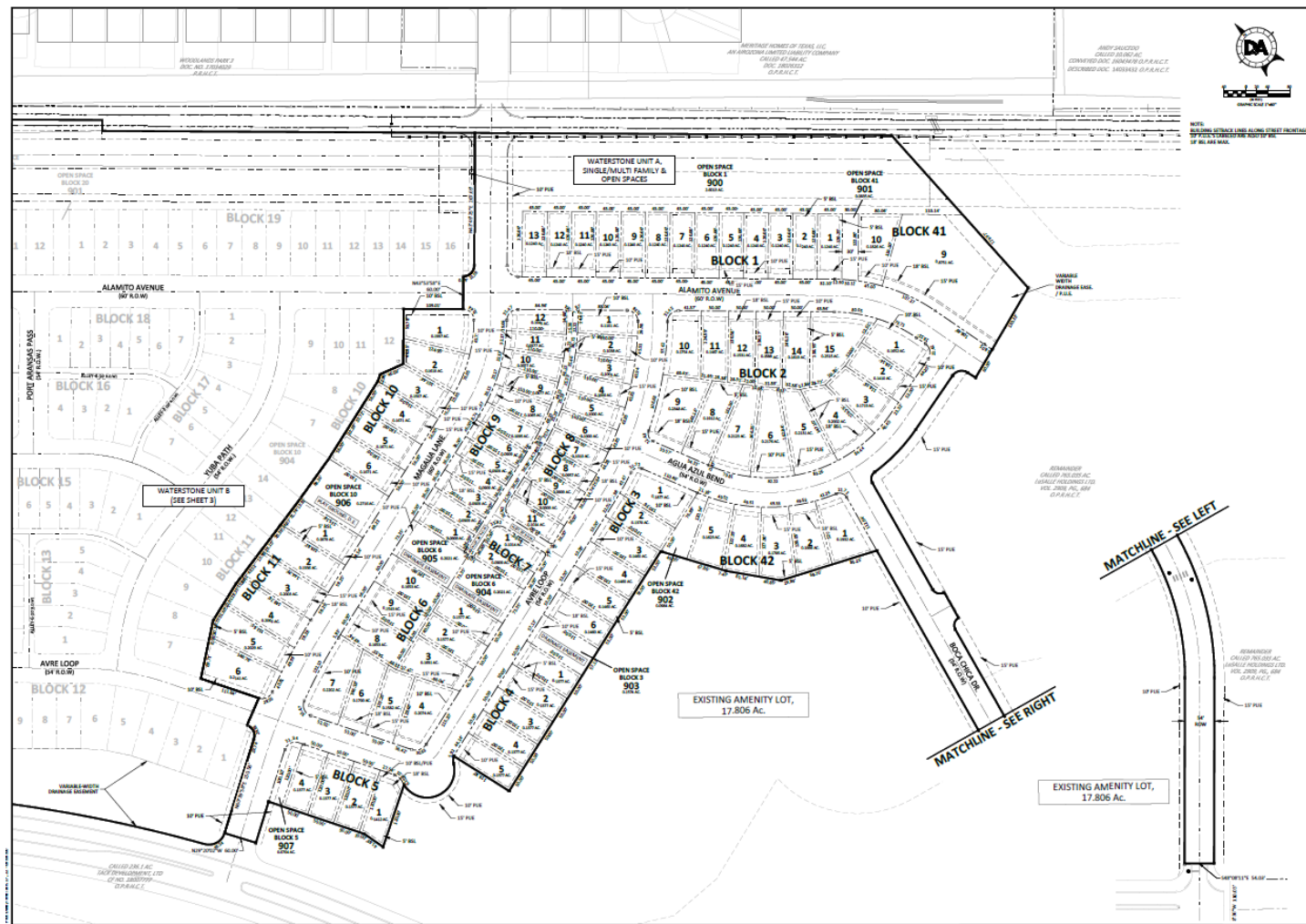


WATERSTONE UNITS A-C PRELIMINARY PLAT SAN MARCOS, TEXAS



Official plat recording form with fields for recording date and other details.

WATERSTONE UNITS A, B, & C PRELIMINARY PLAT NOT FOR RECORDATION



DA POUJET & ASSOCIATES
Civil Engineers - Surveying - Consulting
10000 Highway 100, Suite 100
Austin, TX 78758, Tel: (512) 282-2400
www.dapoujet.com
EPA Firm Number: 1016960

WATERSTONE UNIT A

WATERSTONE
UNITS A-C
PRELIMINARY PLAT
SAN MARCOS, TEXAS



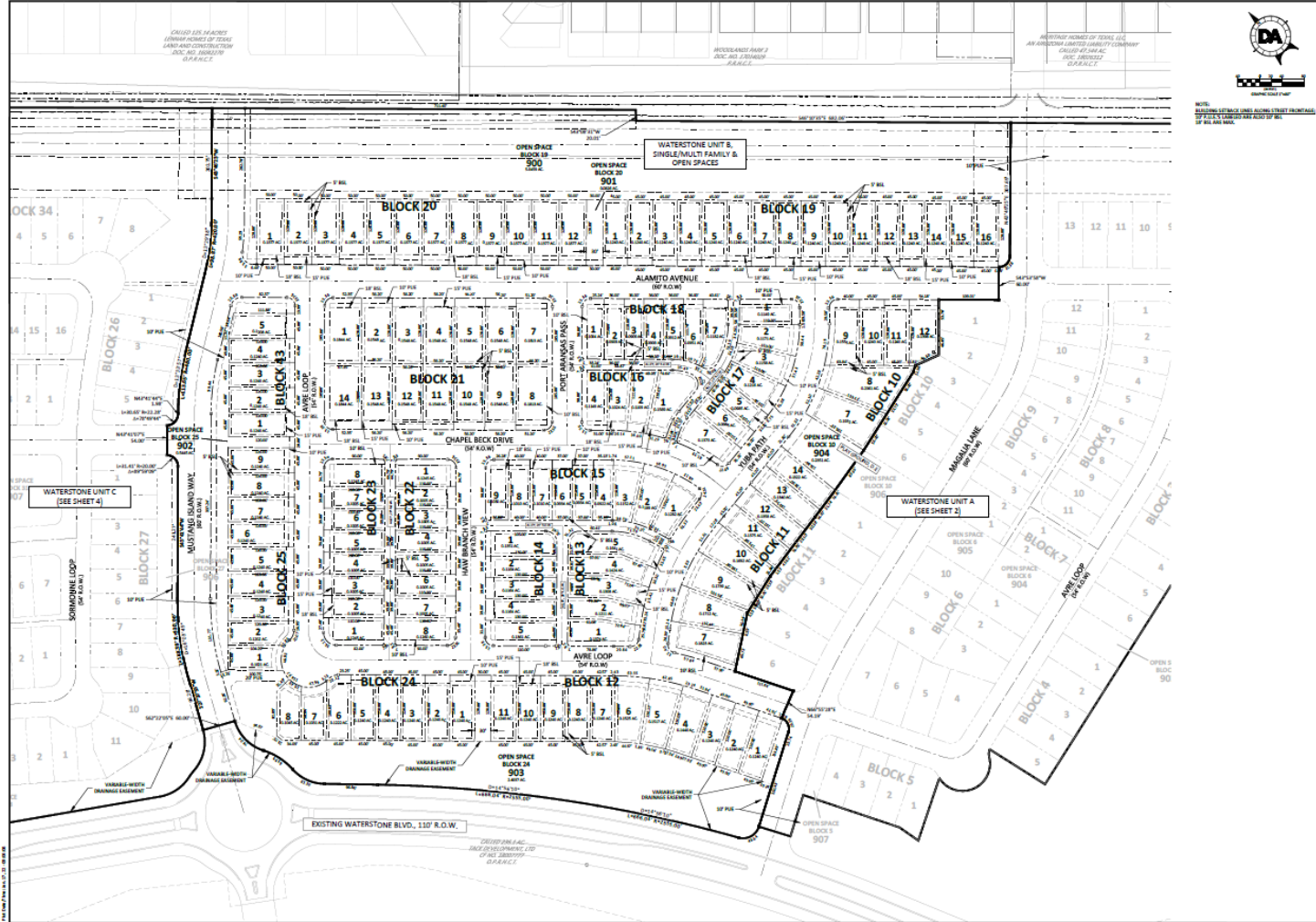
Lower Tiers

THESE PLANS ARE PREPARED
UNDER THE AUTHORITY OF
THE ENGINEER OF RECORD AND
ARE NOT TO BE USED FOR
CONSTRUCTION PRIOR TO
APPROVAL BY ALL
APPLICABLE JURISDICTIONS.

Scale: 1" = 40'
Date: 07/20/2024
Sheet: 02 of 04

Project No: 1636-0004

stx.gov



DA DOUCET ASSOCIATES
CONSULTANTS
1000 E. Highway 71, Suite 100
San Marcos, TX 78666
www.doucetassociates.com
1943 Firm Number: 100000

WATERSTONE UNIT B

**WATERSTONE
UNITS A-C
PRELIMINARY PLAT
SAN MARCOS, TEXAS**



THREE PLANS ARE RELEASED
UNDER THE AUTHORITY OF
BRUCE A. TOWNE, P.E.
ENGINEER AND PLAT
FOR THE CITY OF SAN MARCOS
AND ARE NOT TO BE USED FOR
CONSTRUCTION UNLESS
APPROVED BY ALL
APPLICABLE JURISDICTIONS

DATE	03/20/2024
PROJECT	WATERSTONE UNIT B
SHEET	03
OF 04	
PROJECT NO.	1500-0004

tx.gov



CALLED 125.54 ACRES
 LEVIAN HOMES OF TEXAS
 LAND AND CONSTRUCTION
 DOC. NO. 26062270
 O.P.N.C.T.

[Variable Width R.O.W.]



NOTE:
BUILDING SETBACK LINES ALONG STREET FRONTAGE
1ST FLOOR'S LANDSCAPE ARE ALSO 1ST BL.
1ST BL. ARE MAJ.

DA DOUCET & ASSOCIATES

Oil Engineering - Mining - Geospatial
7401 B. Highway 71 W, Suite 140
Austin, TX 78735, Tel: (512)-683-2400
www.doucelengnews.com
TBBE Firm Number: 3937

TAPPLS Firm Number: 10105050

WATERSTONE UNIT C

**WATERSTONE
UNITS A-C
PRELIMINARY PLAT
SAN MARCOS, TEXAS**



THESE PLANS ARE RELEASED
UNDER THE AUTHORITY OF
KAYE A. TORRES, P.E.,
TAPMUNAGS FOR THE
PURPOSES OF REVIEW AND
ARE NOT TO BE USED FOR
CONSTRUCTION PRIOR TO
APPROVAL BY ALL
GOVERNING JURISDICTIONS

Designed: BC
Drawn:
Reviewed: KT
Date:

SHEET
04
OF 04

Project No.:
1.636-009A

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Staff Recommendation

Staff has reviewed the request in accordance with the Development Code and recommends **approval** of PC-21-41.