

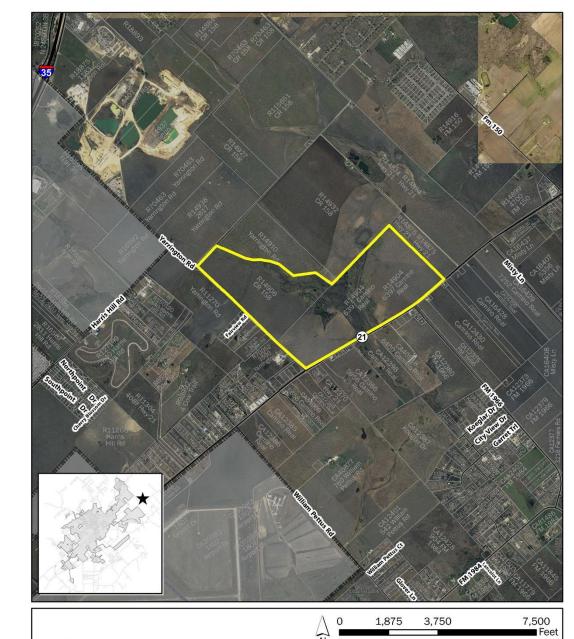
PC-17-38_02 (Sunset Oaks Subdivision Preliminary Plat)

Consider a request by Binkley & Barfield, Inc., on behalf of Kyle Three Partners, LLP, for approval of a Preliminary Plat for approximately 547.74 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, located east of IH-35, at the intersection of State Highway 21 and Yarrington Road. (A. Brake)

SANJIJACOS

Location:

- Intersection of Yarrington Road and State Highway
 21
- Northeast of Harris Hill Raceway



PC-17-38_02 Sunset Oaks Map Date: 4/25/2018



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.





SUNSET OAKS SUBDIVISION

PRELIMINARY SUBDIVISION PLAT

ADDRESS: 3499 YARRINGTON ROAD HAYS COUNTY, TEXAS



Binkley & Barfield, Inc.

SHEET II

consulting engineers Texas Registration Number F-257 2401 DOUBLE CREEK DR., STE 200, ROUND ROCK, TX 78664

LOT SUMMARY				
DESCRIPTION	ACRES			
RIGITF-OF-WAY	87.8C			
SINGLE FAMILY LCTS (2,227)	252 21			
OPEN SPACE LOTS (37)	178.86			
COMMERCIAL/OTHER (2)	15.33			
WASTEWATER PLANT	1.50			
ROW DEDICATION	12.04			
FUTURE PHAS NG	45.26			
IOIAL	547.74			

TURNING VIEW DRIVE (COL.)

VERBENA DRIV WHITE DUNES DRIS

WHITE LEAF RUN

WREN TRAIL

YARTON WA

510 2553

3190

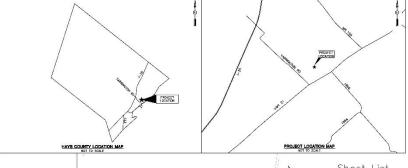
STREET SUMMARY

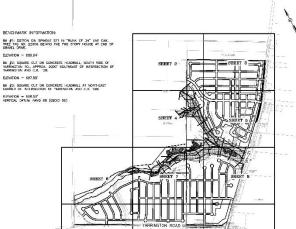
STREET PAYEMENT

LOT SIZE CHART				
SIZT (AC)				
>10	- 5			
≥ 5 < 10	5			
£2 < 5	11			
≥1<2	6			
<1	7237			

WASTEWATER TREATMENT PLANT LOT

	LENGTH WIDT	PAVEMENT	RIGHT-OF-WAY	BLOCK #	LOT#	ACRES
STREET NAME		ILE) EC-EC	WIDTH (LF)	D	60	1.50
	1775	100000000000000000000000000000000000000				
AINSLEYROAD	661	30	50	-		
ASTER WAY	135	30	50	COMMERCIAL LOTS		
AUTUM'N NIGHT WAY	189	30	50	BLOCK#	LOT#	
AZALEA CREST ROAD	129	30	50	U	22	5.71
BAYWOOD DRIVE	3217	30	50	Alt	20	9.62
BRACKEN LANE	1259	30	50	TOTAL		15.33
BRIGHT FLORA LANE	1638	30	50			
BRIGHT SKY COURT	1255	30	50			
BUCKTHORNE ROAD	1586	30	50		PEN SPAC	
COBB BRANCH DRIVE	1394	30	50	BLOCK#	LOT#	ACRE
DELTA CREST	1632	30	50	A	3	9.79
FLIWOOD ROAD	129G	30	50	A	4	3.70
EUREKA STREET	3891	30	50	В	4	4.22
FAIRLAWN WAY	1821	30	50	В	27	30.69
BARNET STREET	1613	30	90	C	>>	2.05
GLENWOOD DRIVE	872	30	50	D	78	4.31
GLEN-WOOD DRIVE (COL.)	828	40	67	D	31	12.0
GREEN GARLAND ROAD	543	30	50	0	45	4.52
GREEN HOLLY DRIVE	1508	30	50	D	50	1.50
HAYWOOD MANOR	3589	30	50	Ð	120	2.12
HAZEL NAMOR	1-1	30	50	D	129	2.97
HAZEL MA YOR (COL.)	173	41	62	D	187	24.3
HEATHER GLEN WAY	1035	30	50	E	21	0.51
FATHER GLEN WAY (COL)	1017	41	62	G	36	0.17
FIGE SOLDRIVE	2/0	30	50	2 10	22	6.73
HOLLIS COURT	2691	41	52	1	50	0.51
IS A JANE	1328	90	50	U	22	5.73
TEMONGRASSTANE	596	30	50	AF	20	9.52
LIGHT TIMBER RUN	1775	30	50	A+	21	2.63
LINWOOD GROVE	179	30	50	Al	49	3.0
LONS WILLOW GROVE	1/13	30	50	AL	50	2.08
LOW PASTURE TRAIL	677	30	50	AL	51	5.44
CW PAST JRE TRAIL (CCL.)	1041	41	52	AN	15	1.49
LOWER FORK DRIVE	460	30	50	A2	36	1.36
MANZANITA PASS	332	30	50	AT	9.	1.09
M STYPOND BLN	1164	30	50	470	13	1.45
NOBLE HILLS LAND	857	30	50	AZ	52	1.35
NOVA DRIVE	2702	30	50	AAC	21	0.47
PEMBROKE TRAIL	10572	30	50	AAD	17	0.20
PERIDIOT PASS	1634	30	50	AAE	17	0.20
PIKELANE	638	30	50	AAM	11	0.95
RAYBURN DRIVE	726	30	50	8414	12	14.5
RED BERRY ROAD	1264	30	50	AAY	29	11.4
ROSTTA ROAD	1015	30	50	AAV	30	3.27
SWEET PETALBOND	976	30	50	AAO	72	0.70
TA WARACK COURT	190	41	52	645	1	0.27
EMPEST HAIL	2448	30	50	AAS	38	0.83
		30	50	ICIAL	30	1/8.8
TO PAZ TRAJE	2534					





PROJECT KEY MAP

SHEET 8

Sheet List 1 COVER SHEET

2 PRELIMINARY PLAT 3 PRELIMINARY PLAT 4 PRELIMINARY PLAT 5 PRELIMINARY PLAT 6 PRELIMINARY PLAT 7 PRELIMINARY PLAT 8 PRELIMINARY PLAT 9 PRELIMINARY PLAT 10 PRELIMINARY PLAT 11 PRELIMINARY PLAT 12 PRELIMINARY PLAT

13 PRELIMINARY PLAT 14 PRELIMINARY PLAT

15 WATER LAYOUT (1 OF 2) 16 WATER LAYOUT (2 OF 2)

17 WASTEWATER LAYOUT (1 OF 2) 18 WASTEWATER LAYOUT (2 OF 2)

19 FLOODPLAIN EXHIBIT

20 CROSS SECTIONS

PARKLAND NOTE:

A PARKLAND FEE-IN-UEU WILL BE CALCULATED AT THE TIME OF FINAL PLAT AND SHALL BE PAID PRIOR TO THE RECORDATION OF THE FINAL PLAT.

FLOOR NOTE:
THE SUBJECT TRADT IS SHOWN TO HAVE PORTONS IN ZONE A, OTHER AREAS, AREAS DETERMINED TO BE CUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PAREL NO. 420000415F, REVISED SEPTEMBER 2, 2005.

NO SINGLE FAMILY LOTS ARE PROPOSED IN THE 100 YR STUDIED FLOODPLAIN.

AQUIFER NOTE: THIS PROJECT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE OR IN THE CONTRIBUTING ZONE.

THIS PROLECT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE OR IN THE CONTRIBUTING ZONE.

NOTICE:

PROLECT IS WITHIN THE LID OF SAM MARDON, TRONG.

2. SIS-MANUS WILL BE PROVIDED & MANIFARID BY INVERTIGATION SECONDARY SHAPE TO THE PROVIDENCE OF THE PROLECTION OF THE PROLETAIN OF THE PROLECTION OF THE PR

11. DRANAGE FACE WENT
THE RAY'S COUNTY PLOODS AN DEVELOPMENT IN CONJUNCTION WITH GERA & USAGE IS CONTAINED
WITHIN THE DRANAGE EASEMENT.

STATE OF TEXAS \$

I THE UNDERSIGNED, A REDISTERED PROFESSIONAL ENDINEER IN THE STATE OF TEXAS, HERSEY CERTIFY THAT THE PLAT AND ALE PLANS AND SPECIFICATIONS WHICH ARE NOTUPED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPUNCE WITH ALL RELEVANT CITY OF PANAGES, CODES, FUNS, AND RELEVANT STATE STANDARDS.

BY: MICHOLAS SANDLIN, P.D. MICHOLAS SANDLIN, P.D. MICHORER NO., 124404 — STATE OF TEXAS. TBNE FIRM NO. 257
HANGEY & BAFFIELD, M.C. 2401 DOUBLE ORIGINAL DRIVEN DOUBLE ORIGIN, DAS 78664
(\$12,9894—2237

STATE OF TEXAS § COUNTY OF HAYS §

I, JOE BEN FARTY, A PEGISTIPRED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO TEGETEY CERTITY THAT THIS PLAIT WAS PERPAGED FROM AN ACTUA. ON-THEIR-GROUND SURVEY WADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR YIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. JOE BEN EARLY, JR.

JOE BEN EARLY, JR.
HEIDISHEND PHOFESSIONAL JAND SURVEYOR
NO. 8016 — STAIL OF LEMS
CHEMARIAL PROVISSIONAL JAND SURVEYING, NC.
3500 MCDALL LAKE
AUSTIN, TEMS 78744
312 4435-7724

STATE OF TEXAS COUNTY OF HAYS §

I, LA, THOMPSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY WADE UNDER MY DIRECTION AND SUPERVISION, AND IS TRUE AND CONTROL TO THE BEST OF MY KNOWLEDGE.

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.

LA, THOMPSON
REDISTED PROFESSIONAL AND SURVEYOR
NO, 3987 - STATE OF TEXAS
THOMPSON SURVEYING COMPANY
101 L. MOULTAIN ROAD
WIMDERLY, TEXAS 78676
512-667-3940

APPROVED BY:

HAYS COUNTY

CITY OF SAN MARCOS





COVER SHEET

SUNSET OAKS SUBDIVISION

DAIL: 4/12/2018 ERAWN BY AJ/IH/IF DESIGNED BY NS



Recommendations:

Staff has reviewed the request and recommends **approval** of the plat as submitted