

PC-15-21_03(e) (Northgate Center 1)

(Northgate Center 1) Consider a request by James C. Wilsford, Urban Design Group PC, on behalf of Donald L. Hudgins, Jr., General Partner Aquarena Springs Commercial, LLC, for approval of an extension of the expiration period of a Final Plat for approximately 9.93 acres, more or less, out of the J.M. Veramendi Survey League No. 2, located near the intersection of IH-35 and Aquarena Springs. (A.Villalobos)

Location:

- +/- 9.93 ac, 1400 Block of North IH-35
- Zoned General Commercial, "GC"
- Plat and SIA for public improvements originally approved by P&Z on August 23, 2016
- An initial request for an extension to the expiration period of the Final Plat shall not exceed one year.



PC-15-21_03
Northgate Center I
Aquarena Springs & IH-35
Map Date: 8/5/2016

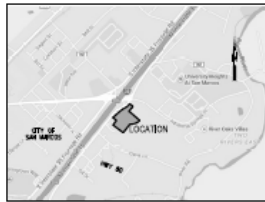
Legend

 Site Location

0 125 250 500 Feet

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.

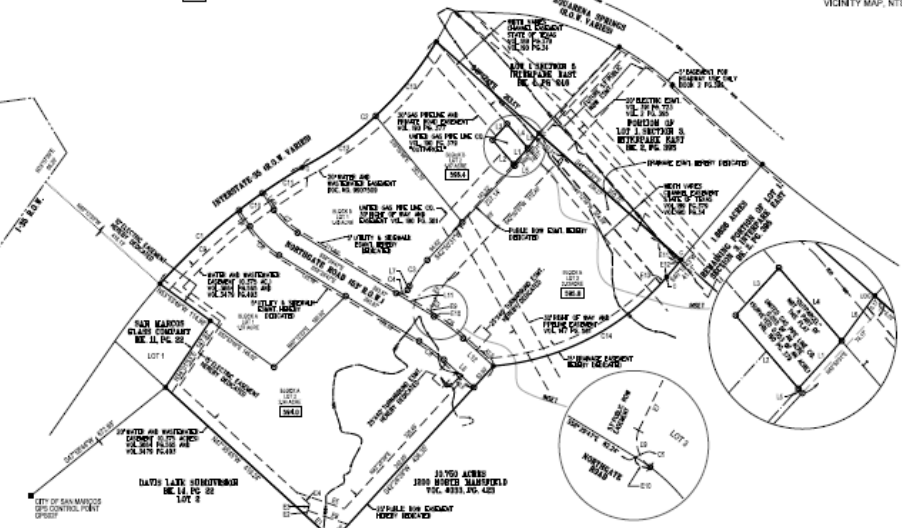
NORTHGATE CENTER I



LEGEND

- 10' BENCHMARK CAP SET
- 10' BENCHMARK CAP SET
- 10' BENCHMARK
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODPLAIN

100-YEAR FLOODPLAIN



NOTES

1. THIS TRACT IS IN THE BLANCO RIVER WATERSHED.
2. THIS TRACT IS NOT IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES AND IS NOT IN THE SAN MARCOS RIVER CORRIDOR.
3. BENCHMARKS ARE REQUIRED ALONG ALL RIGHT-OF-WAY IN THIS SUBDIVISION AND SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION. IF BENCHMARKS EXIST LARGER THAN CITY MINIMUM THEN THE LARGER BENCHMARK SHALL BE EXTENDED AS REQUIRED ALONG THE RIGHT-OF-WAY TO THE LIMITS OF THE PLAT.

THE UNDERSIGNED REGISTERED PUBLIC SURVEYOR HEREBY CERTIFIES THAT THIS PLAT IS TRUE AND CORRECT AND PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

JOHN KIDELL, RPLS NO. 2433, TPLS NO. 1068960 DATE

ENGINEER'S CERTIFICATION

FLOODPLAIN NOTE:
A PORTION OF THIS SUBDIVISION, AS SHOWN HEREON, LIES WITHIN ZONE "A1" SPECIAL FLOOD HAZARD AREAS INDICATED BY THE 100-YEAR FLOODPLAIN BASED ON A SURVEY MADE ON THE GROUND DATED DECEMBER 10, 2012.

MINIMUM FINISHED FLOOR ELEVATION
THE MINIMUM FINISHED FLOOR ELEVATION FOR BUILDINGS IN THIS SUBDIVISION ARE AS SHOWN ON THE FACE OF THE PLAT.

JOHN KIDELL, RPLS NO. 2433, TPLS NO. 1068960 DATE

LINE TABLE	BEARING	DISTANCE
1	N 89° 10' 00" E	88.42
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NORTHGATE CENTER I

BEING 9.93 ACRES IN THE J.M. VERAMENDI SURVEY LEAGUE NO. 2, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

PROPERTY OWNER: AQUAFERRA SPRINGS COMMERCIAL, LLC
222 N. MAIN STREET
FORT WORTH, TEXAS 76164
817-474-1122

SURVEYOR / ENGINEER: URBAN DESIGN GROUP PC
3660 STONEMASON ROAD, SUITE E101
AUSTIN, TX 78746
512-347-0940

SCALE: 1"=100'
DATE OF SURVEY: DECEMBER 10, 2012
SHEET 2 OF 2

NORTHGATE CENTER I

STATE OF TEXAS
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS, THAT AQUAFERRA SPRINGS COMMERCIAL, LLC, OWNER OF 11.74 ACRES IN THE JUAN MARTIN DE VERAMENDI LEAGUE, NO. 2, HAYS COUNTY, TEXAS, BEING DESCRIBED IN A CORRECTION DEED RECORDED IN VOLUME 432, PAGE 300, OFFICIAL PUBLIC RECORDS OF SAID COUNTY, ACTING HEREBY AND THROUGH ITS GENERAL PARTNER, DONALD L. HUGHES, JR., DO HEREBY SUBDIVIDE SAID ACRES IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "NORTHGATE CENTER I", AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

DONALD L. HUGHES, JR., GENERAL PARTNER
AQUAFERRA SPRINGS COMMERCIAL, LLC
722 N. MAIN STREET
FORT WORTH, TEXAS 76164

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD L. HUGHES, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID DONALD L. HUGHES, JR., FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016, A.D.

NOTARY PUBLIC

VERNON LEMENS, PRESIDENT
FIRST WORLD FINANCIAL LIMITED PARTNERSHIP
1501 GUADALUPE STREET
AUSTIN, TEXAS 78701

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERNON LEMENS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID VERNON LEMENS, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016, A.D.

NOTARY PUBLIC

VERNON LEMENS, PRESIDENT
LEMONS HERR ROAD, LTD.
1501 GUADALUPE STREET
AUSTIN, TEXAS 78701

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERNON LEMENS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID VERNON LEMENS, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016, A.D.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HAYS

I, L.E. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2016, AT _____ O'CLOCK _____, AND RECORDED ON THE _____ DAY OF _____, 2016, AT _____ O'CLOCK _____, IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK _____, AT PAGE(S) _____.

L.E. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

VERNON LEMENS, PRESIDENT
HAYS SO, LTD.
1501 GUADALUPE STREET
AUSTIN, TEXAS 78701

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERNON LEMENS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID VERNON LEMENS, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016, A.D.

NOTARY PUBLIC

APPROVED AND AUTHORIZED TO BE RECORDED ON _____ BY
THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

JIM GAMBIR - CHAIRMAN FRANCIS BERN - RECORDING SECRETARY

APPROVED:

DATE: SHANNON MATTHEY - PLANNING AND DEVELOPMENT SERVICES DIRECTOR

DATE: ENGINEERING DEPARTMENT

NORTHGATE CENTER I

BEING 9.93 ACRES IN THE J.M. VERAMENDI SURVEY LEAGUE NO. 2, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

PROPERTY OWNER: AQUAFERRA SPRINGS COMMERCIAL, LLC
222 N. MAIN STREET
FORT WORTH, TEXAS 76164
817-474-1122

Recommendation:

Staff has reviewed the request and recommends approval of an extension of the expiration period for one year (expiration date of July 24, 2019).