

PC-18-02_02 (Blanco Vista, Tract U)

Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 3.111 acres, more or less, out of the William Ward League, Abstract No. 467 located west of Blanco Vista Boulevard and north of Old Stagecoach Road. (A. Brake)

- +/- 3.111 acres
- Zoned Planned Development District “PDD”, with a base zoning district of Mixed Use (“MU”).
- Proposes 8 single family lots with one drainage lot



PC-18-02_02
Blanco Vista Tract U
Preliminary Plat
Map Date: 7/10/2018

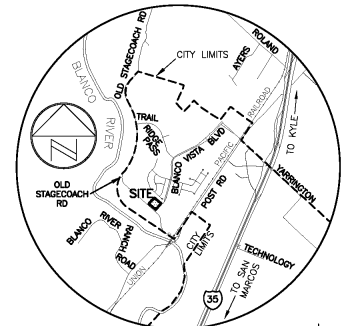
Subject Property



0 200 400 800 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.

PRELIMINARY SUBDIVISION PLAT: BLANCO VISTA TRACT U CITY OF SAN MARCOS, TEXAS



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 60'
GRAPHIC SCALE

60 30 0 60

THIS IS A SURFACE DRAWING
CONTROL POINT "HC08"
4" ALUMINUM DISC IN CONC. STAMPED "HC08"
BEARING BASIS: THE TEXAS COORDINATE SYSTEM
OF 1983 (NAD83), CENTRAL ZONE, BASED ON
1983/93 HARN VALUES FROM LCRA CONTROL
NETWORK.
TEXAS CENTRAL ZONE COORDINATES:
N 9954796.42
E 3067134.53
SURFACE TO GRID
1.000017434
GRID TO SURFACE
0.999982566
ELEVATION = 638.07'
(NAVD 88 DATUM). SOURCE BENCHMARK IS
FEMA BENCHMARK AX1255, F.E.M.A. MAP
48209C0365F DATED SEPTEMBER 2, 2005.

LEGEND	
CH	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
△	CALCULATED POINT
●	1/2" REBAR FOUND
⊕	CONTROL POINT/BENCHMARK LOCATION
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
---	SIDEWALK LOCATION
()	RECORD INFORMATION

TABLE OF LAND USES		
LOT 77, BLOCK A	D.E. & P.U.E.	
ALL OTHER LOTS	SINGLE FAMILY	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°14'28"E	24.83'
L2	N47°55'01"W	23.67'
L3	N41°50'13"E	27.26'
L4	S65°26'01"E	46.46'
L5	N65°26'01"W	46.46'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	BEARING
C1	275.00'	171°11'31"	82.52'	S56°49'31"E
C2	15.00'	57°46'09"	15.12'	N85°40'55"E
C3	60.00'	285°32'17"	309.49'	S24°33'59"W
C4	15.00'	57°46'09"	15.12'	N36°32'56"W
C5	325.00'	171°11'31"	97.52'	N56°49'37"W
C6	325.00'	1°14'56"	7.08'	S48°51'20"E
C7	325.00'	8°11'30"	46.47'	S53°34'33"E
C8	325.00'	7°45'05"	43.97'	S61°32'50"E
C9	60.00'	37°45'57"	39.55'	N75°40'49"E
C10	60.00'	177°28'05"	185.84'	S03°17'50"W
C11	60.00'	80°18'15"	84.09'	N47°49'00"W
C12	15.00'	33°12'32"	8.69'	N24°16'08"W
C13	15.00'	24°33'37"	6.43'	N53°09'12"W

LOT SUMMARY	
RIGHT-OF-WAY	0.557 ACRES
S.F. LOTS (8)	2.485 ACRES
D.E. & P.U.E. (1)	0.069 ACRES
TOTAL	3.111 ACRES

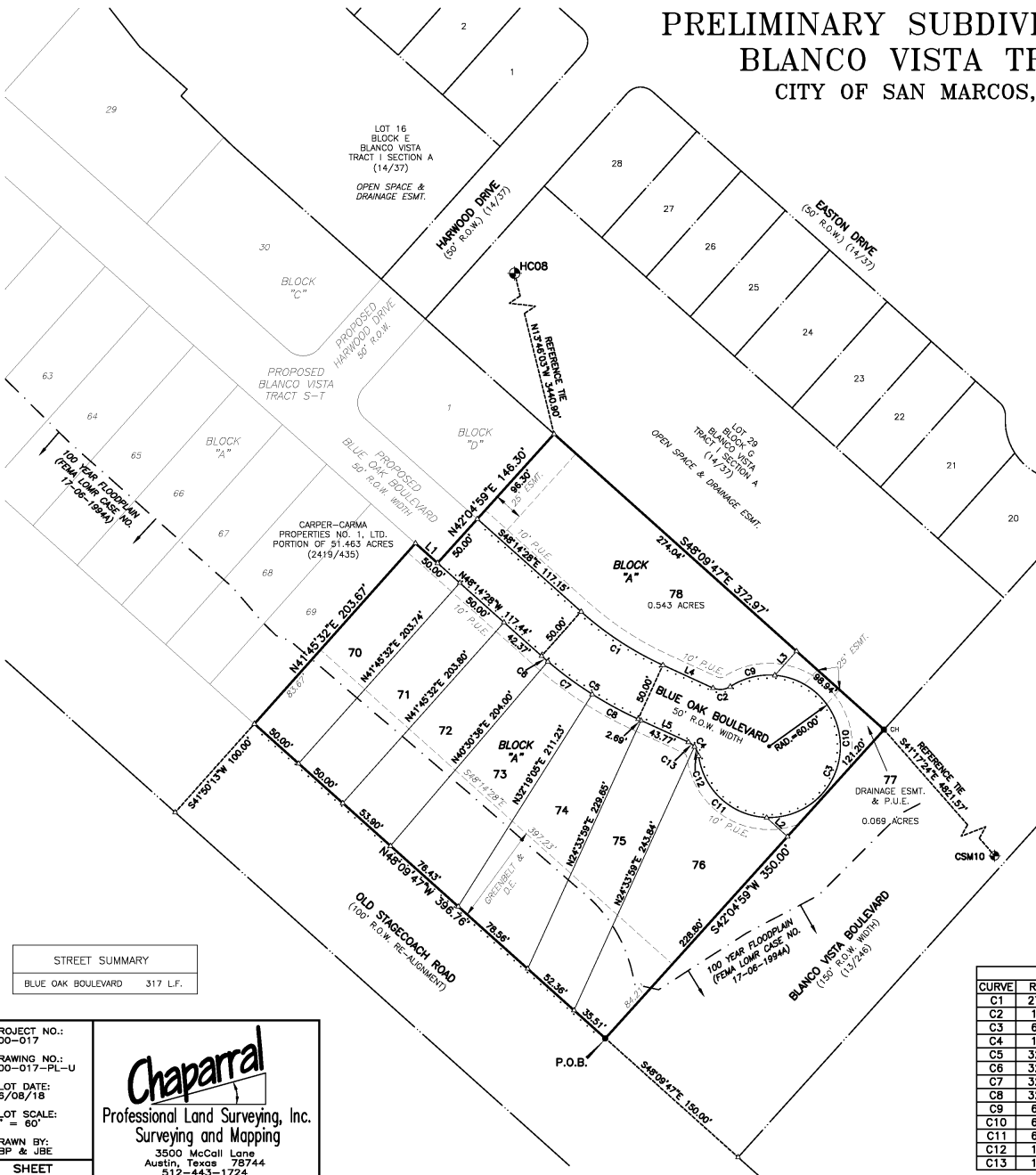
TOTAL NO. OF LOTS = 9
TOTAL NO. OF S.F. LOTS = 8
CURRENT ZONING: P.D.D.
CURRENT TRACT: "TRACT U"

CSM10
(CITY OF SAN MARCOS GPS #10)
4" ALUMINUM DISK IN CONCRETE
TEXAS CENTRAL ZONE COORDINATES:
N 9947582.78
E 3071412.89
ELEVATION = 629.35'
INFORMATION PROVIDED BY THE CITY
OF SAN MARCOS, TEXAS.

STREET SUMMARY	
BLUE OAK BOULEVARD	317 L.F.

PROJECT NO.:
500-017
DRAWING NO.:
500-017-PL-U
PLOT DATE:
06/08/18
PLOT SCALE:
1" = 60'
DRAWN BY:
BBP & JBE
SHEET
1 OF 2

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500



Recommendation:

Staff has reviewed the request and determined the Preliminary Plat meets all requirements of Section 3.2.2.4 of the Development Code and recommends **approval** of PC-18-02_02.