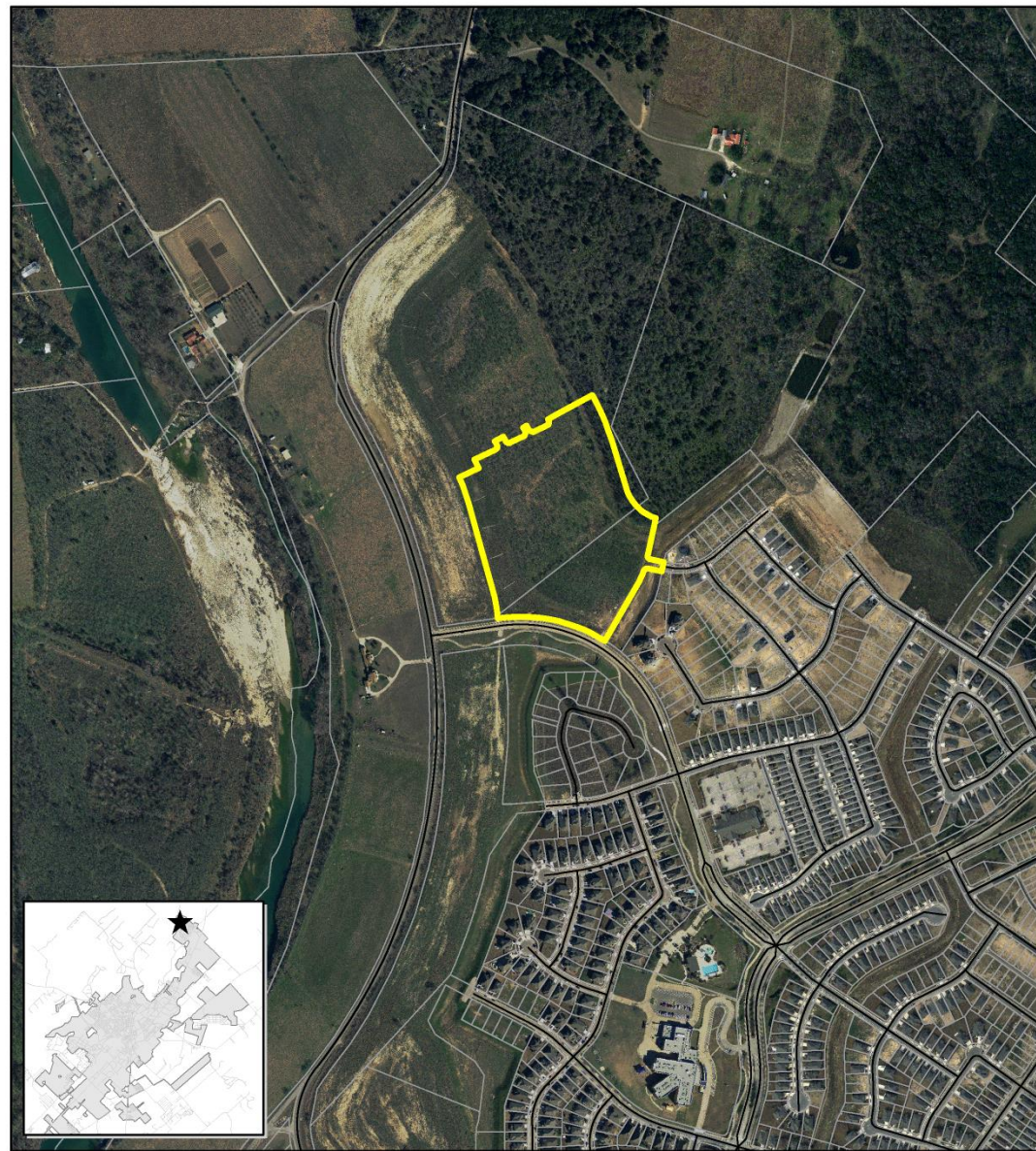


PC-18-26_02 (Blanco Vista, Tract M-1)

Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 19.180 acres, more or less, out of the William Ward League, Abstract No. 467 located east of Old Stagecoach Road and north of Trail Ridge Pass. (A. Brake)

- +/- 19.180 acres
- Zoned Planned Development District “PDD”, with a base zoning district of Mixed Use (“MU”).
- Proposes 95 single family lots with 2 open space and drainage easement lots



PC-18-26_02
Blanco Vista Tract M-1
Preliminary Plat
Map Date: 7/10/2018

 Subject Property



0 500 1,000 2,000 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.

CARMA BLANCO VISTA, LTD.
161.325 ACRES
(2494/627)

SCALE: 1" = 60'
GRAPHIC SCALE

THIS IS A SURFACE DRAWING

CONTROL POINT "HC08"

4" ALUMINUM DISK 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

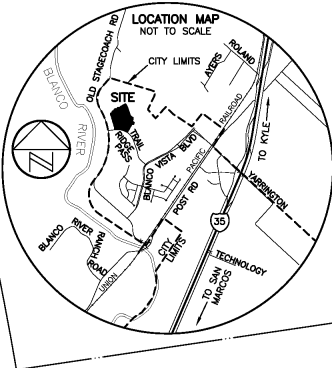
1.000017434

GRID TO SURFACE

0.999982566

ELEVATION = 638.07'

(NAVD 88 DATUM): SOURCE BENCHMARK IS
FEMA BENCHMARK AXT255, F.E.M.A. MAP
48209C0385F DATED SEPTEMBER 2, 2005.



OLD STAGECOACH ROAD
(9872260 & 1664/191)

LOT 25
BLOCK A

2.659 ACRES

OPEN SPACE &
DRAINAGE EASEMENT

MATCHLINE
SHEET 2
MATCHLINE
SHEET 1

LOT 25
BLOCK A

2.659 ACRES

OPEN SPACE &
DRAINAGE EASEMENT

MATCHLINE
SHEET 2
MATCHLINE
SHEET 1

LOT 41
BLOCK G

1.895 ACRES

OPEN SPACE &
DRAINAGE EASEMENT

CARMA BLANCO VISTA, LTD.
161.325 ACRES
(2494/627)

LOT 11
BLOCK G
BLANCO VISTA
TRACT K-1
(19/17)

OPEN SPACE &
DRAINAGE ESMT.

BLOCK G
BLANCO VISTA
TRACT K-1
(19/17)

LOT 1

BRAND IRON DRIVE
(50' R.O.W. WIDTH)
(19/17)

LOT 59

LOT 58

BLOCK E
BLANCO VISTA
TRACT K-1
(19/17)

LOT 34

LOT 35

LOT 33

CINKAPIN DRIVE
(50' R.O.W. WIDTH)
(19/17)

PROJECT NO.:
500-022

DRAWING NO.:
500-022-PL-M-1

PLOT DATE:
6/29/18

PLOT SCALE:
1" = 60'

DRAWN BY:
BBP & JBE

SHEET
1 OF 4

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

LEGEND

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

PRELIMINARY SUBDIVISION PLAT: BLANCO VISTA TRACT M-1 CITY OF SAN MARCOS, TEXAS

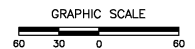
CSM10
(CITY OF SAN MARCOS GPS #10)
4" ALUMINUM DISK IN CONCRETE
TEXAS CENTRAL ZONE COORDINATES:
N 9947582.78
E 3071412.89
ELEVATION = 629.35'
INFORMATION PROVIDED BY THE CITY
OF SAN MARCOS, TEXAS.

PRELIMINARY SUBDIVISION PLAT: BLANCO VISTA TRACT M-1 CITY OF SAN MARCOS, TEXAS

CARMA BLANCO VISTA, LTD.
161.325 ACRES
(2494/627)

LOT 41
BLOCK G
1.895 ACRES
OPEN SPACE &
DRAINAGE EASEMENT

SCALE: 1" = 60'



CARMA BLANCO VISTA,
161.325 ACRES
(2494/627)

MATCHLINE
SHEET 2

MATCHLINE
SHEET 1

LOT 41
BLOCK G
1.895 ACRES
OPEN SPACE &
DRAINAGE EASEMENT

LOT 11
BLOCK G
BLANCO VISTA
TRACT K-1
(19/17)

OPEN SPACE &
DRAINAGE ESMT.

LOT 1

BRAND IRON DR
(50' R.O.W. WIDTH
(19/17))

PROPOSED LOT 23
BLOCK "D"
OPEN SPACE & DRAINAGE
EASEMENT

CARMA BLANCO VISTA, LTD.
161.325 ACRES
(2494/627)

LOT 25
BLOCK A
2.659 ACRES
OPEN SPACE &
DRAINAGE EASEMENT

MATCHLINE
SHEET 2
MATCHLINE
SHEET 1

PROJECT NO.:
500-022
DRAWING NO.:
500-022-PL-M-1
PLOT DATE:
6/29/18
PLOT SCALE:
1" = 60'
DRAWN BY:
BBP & JBE

SHEET
2 OF 4

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-18-26_02.