


PC-17-03 (Vista De Los Santos Phase 3)

Consider a request by HMT on behalf of Continental Homes of Texas, LP, for approval of a final subdivision plat consisting of 27 lots on approximately 10.40 acres out of the Thomas J Chambers Survey, located near the intersection of Los Santos Drive and Andalucía Drive. (W. Parrish)

- Approximately 10.40 acres
- 27 residential lots
- Zoned Single Family – 6
- Subject to Resolution 2012-46R which limits total impervious cover



PC-17-03
Vista De Los Santos Phase 3
Final Plat
Map Date: 7/10/2018

 Subject Property



0 360 720 1,440 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.

PLAT NOTES:

- NO PUBLIC IMPROVEMENT SHALL BE ACCEPTED BY THE CITY UNTIL CONSTRUCTION PLANS FOR SPILL SPACES, IMPROVEMENTS AND AN OPEN SPACE PLAN, OUTLINING THE MANAGEMENT AND MAINTENANCE RELATIONS BY BETWEEN CITY AND HOMEOWNER ASSOCIATION FOR SUCH IMPROVEMENTS, ARE APPROVED BY THE CITY.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF SAN MARCOS ZONING ORDINANCE.
- A 25' WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC SIDES OF WAY WITHIN THIS SUBDIVISION, WITH THE EXCEPTION OF LOT 87 BEING A SENSITIVE (FEATURE) LOT.
- PUBLIC SIDEWALKS SHALL BE CONSTRUCTED TO THE CITY OF SAN MARCOS STANDARDS ALONG BOTH SIDES OF ALL LOTS WITHIN THIS SUBDIVISION, FURTHER TO CONSTRUCT THE SIDEWALKS WALKWAYS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF RECORDING, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANIES.
- THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- BLANDINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4094), NORTH AMERICAN DATUM 1983.
- PERMANENT AND STABLE MONUMENTATION WAS FOUND OR SET FOR ALL CORNERS ON THE OUTER BOUNDARY OF THIS PLAT, UPON COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION, OR AS THE CITY ENGINEER MAY REQUIRE. PROPERTY CORNERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPS AND WHERE PRACTICAL, OTHERWISE, A DOCUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
- THERE IS NO KNOWLEDGE OF ANY WELLS OR SEPTIC SYSTEMS FOUND ON PROPERTY. ANY WELLS OR SEPTIC SYSTEMS FOUND DURING CONSTRUCTION WILL BE ADDRESSED PER LOCAL AND STATE REQUIREMENTS.
- THE APPROVED DEVELOPMENT AGREEMENT (RESOLUTION 2012-468) BETWEEN CAG DEVELOPMENT, LTD. AND THE CITY OF SAN MARCOS, TEXAS, THE MAXIMUM ALLOWABLE IMPERVIOUS COVER IS 24 PERMITTED ON THE 45.02 ACRE RESIDENTIAL SUBDIVISION TO BE 12.57 ACRES. EACH RESIDENTIAL LOT IS LIMITED TO A MAXIMUM IMPERVIOUS COVER OF 45% OF THE TOTAL SQUARE FOOTAGE OF EACH RESIDENTIAL LOT.
- A 5' EASEMENT SHALL BE LOCATED ALONG ALL SIDE LOT LINES NECESSARY FOR THE "STACKING" OF SAN MARCOS ELECTRIC EQUIPMENT ON COMMON LOT LINES.
- ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENTS PER THE CITY OF SAN MARCOS ZONING ORDINANCE.
- THE HOMEOWNERS ASSOCIATION DOCUMENT FOR MAINTENANCE OF LOTS 86, 87, 88, 91 & 92, WILL BE RECORDED PRIOR TO ACCEPTANCE OF ALL PUBLIC IMPROVEMENTS.
- LOT 86 AND 88 ARE NON-BUILDABLE LOTS AND DESIGNATED AS LANDSCAPE EASEMENTS THAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 87 IS A NON-BUILDABLE LOT AND DESIGNATED AS A SENSITIVE FEATURE LOT THAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 91 IS A NON-BUILDABLE LOT AND DESIGNATED AS A DRAINAGE EASEMENT THAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 92 IS A NON-BUILDABLE LOT AND DESIGNATED AS AN OPEN SPACE, LANDSCAPE EASEMENT, DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT THAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, MARK F. CONLAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE ON THE GROUND UNDER MY SUPERVISION AND IN COMPLIANCE WITH THE CITY AND STATE SURVEY REGULATIONS AND LAWS AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

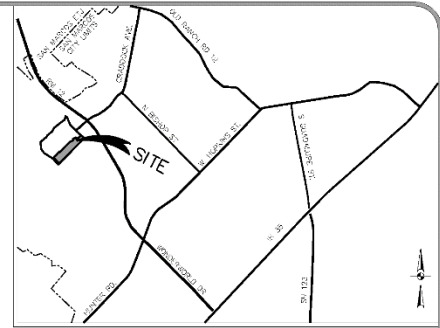
MARK F. CONLAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342
410 N. SEQUIN NEW BRAUNFELS, TEXAS 78130

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHRISTOPHER P. VAN HEERDE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY AFFIRM THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT AND ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0385, DATED SEPTEMBER 2, 2005, NO BUILDABLE RESIDENTIAL LOT WITHIN THIS SUBDIVISION IS LOCATED WITHIN A FLOOD HAZARD AREA. PORTIONS OF DRAINAGE LOTS ARE WITHIN SPECIAL FLOOD HAZARD AREA ZONE "AL".

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

CHRISTOPHER P. VAN HEERDE, P.E.
REGISTERED PROFESSIONAL
ENGINEER NO. 83347
410 N. SEQUIN NEW BRAUNFELS, TEXAS 78130



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS COUNTY OF HAYS

I, ROBERT DAIGLE, ACTING AS CITY MANAGER OF CONTINENTAL HOMES OF TEXAS, LP, OWNER OF THAT CERTAIN 10.40 ACRE TRACT OF LAND, CL. OF THE W. WILLIAMS SURVEY, ABSTRACT NO. 480, RECORDED IN VOLUME 4825, PAGE 295, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THIS PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

CONTINENTAL HOMES OF TEXAS, LP
DBA DR HORTON
ROBERT DAIGLE
CITY MANAGER
210 WEST HUTCHINSON STREET
SAN MARCOS, TEXAS 78666

STATE OF TEXAS COUNTY OF

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____ BY _____

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

CITY OF SAN MARCOS CERTIFICATE OF APPROVAL

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

CHAIRMAN _____	DATE _____
RECORDING SECRETARY _____	DATE _____
DIRECTOR OF PLANNING & DEVELOPMENT SERVICES _____	DATE _____
CIP & ENGINEERING DEPARTMENT _____	DATE _____

STATE OF TEXAS COUNTY OF HAYS

I, _____, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON _____, DAY OF _____, 20____, AT _____ O'CLOCK _____ M., AND RECORDED ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS VOL. _____, PAGES _____.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20____.

COUNTY CLERK
HAYS COUNTY, TEXAS

PLAT REVISED MARCH 2, 2017
PLAT PREPARED JANUARY 30, 2017

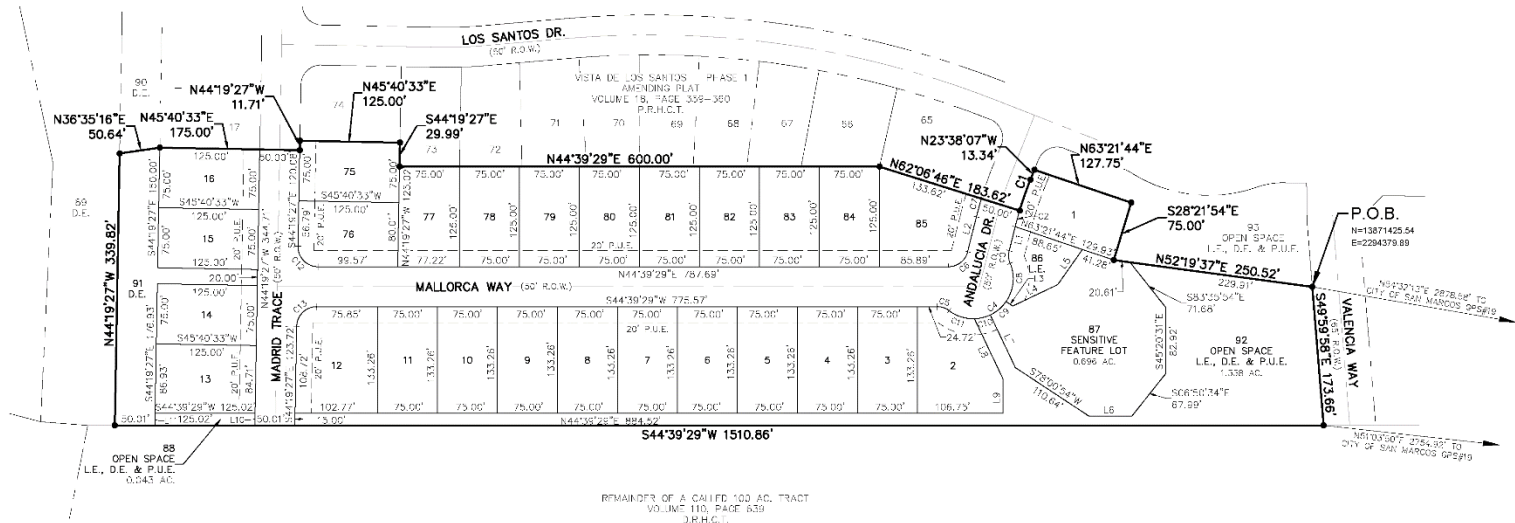


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NEW BRAUNFELS,
TEXAS 78130
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SUBDIVISION PLAT:
VISTA DE LOS SANTOS – PHASE 3
CITY OF SAN MARCOS, TEXAS

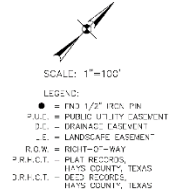
LOT #	USE	ACRES (AC.)
1	RESIDENTIAL LOT	0.223
2	RESIDENTIAL LOT	0.275
3	RESIDENTIAL LOT	0.229
4	RESIDENTIAL LOT	0.229
5	RESIDENTIAL LOT	0.229
6	RESIDENTIAL LOT	0.229
7	RESIDENTIAL LOT	0.229
8	RESIDENTIAL LOT	0.229
9	RESIDENTIAL LOT	0.229
10	RESIDENTIAL LOT	0.229
11	RESIDENTIAL LOT	0.229
12	RESIDENTIAL LOT	0.308
13	RESIDENTIAL LOT	0.245
14	RESIDENTIAL LOT	0.215
15	RESIDENTIAL LOT	0.215
16	RESIDENTIAL LOT	0.215
75	RESIDENTIAL LOT	0.215
76	RESIDENTIAL LOT	0.230
77	RESIDENTIAL LOT	0.218
78	RESIDENTIAL LOT	0.215
79	RESIDENTIAL LOT	0.215
80	RESIDENTIAL LOT	0.215
81	RESIDENTIAL LOT	0.215
82	RESIDENTIAL LOT	0.215
83	RESIDENTIAL LOT	0.215
84	RESIDENTIAL LOT	0.215
85	RESIDENTIAL LOT	0.263
86	LANDSCAPE EASEMENT	0.124
87	SENSITIVE FEATURE LOT	0.586
88	OPEN SPACE / LANDSCAPE / DRAINAGE / PUBLIC UTILITY EASEMENT	0.043
91	DRAINAGE EASEMENT	0.452
92	OPEN SPACE / LANDSCAPE / DRAINAGE / PUBLIC UTILITY EASEMENT	1.338

LOT SUMMARY	
TOTAL SITE ACRES	10.40 AC.
DRAINAGE/OPEN SPACE	1.967 AC.
SENSITIVE FEATURE LOT	0.696 AC.
RESIDENTIAL ACRES**	77.5 AC.
DRAINAGE/OPEN SPACE	# OF LOTS
R/SIDEWALK LOTS	97
DENSITY (LOTS/AC)	2.6
** INCLUDES ACRES FROM LOTS AND P.O.B.	



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	40.94'	475.00'	004°36'17"	20.48'	40.92'	N26°08'16"W
C2	20.76'	475.00'	002°30'14"	10.38'	20.76'	S29°19'31"E
C3	16.09'	25.00'	036°52'12"	8.33'	15.81'	S49°30'44"E
C4	33.41'	50.00'	1°02'28"50"	183.24'	96.47'	N06°17'25"E
C5	16.09'	25.00'	036°52'12"	8.33'	15.81'	S63°08'34"W
C6	33.05'	25.00'	075°44'14"	19.44'	30.69'	N06°17'25"E
C7	23.84'	525.00'	002°34'09"	11.77'	23.54'	S29°47'33"E
C8	50.00'	50.00'	057°9'04"	27.33'	47.98'	N39°17'18"W
C9	26.01'	50.00'	029°34'25"	13.35'	25.80'	N04°19'27"E
C10	20.58'	50.00'	023°34'41"	10.44'	20.43'	N31°04'00"E
C11	33.75'	50.00'	036°40'18"	17.55'	33.11'	N02°11'31"E
C12	39.71'	25.00'	081°01'04"	25.45'	39.67'	S89°19'06"E
C13	39.83'	25.00'	088°59'04"	24.98'	39.04'	S00°10'01"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.89'	S31°34'38"E
L2	44.78'	N31°04'38"W
L3	10.20'	N19°22'17"E
L4	62.30'	N19°05'16"E
L5	53.68'	N10°12'43"W
L6	53.05'	S44°39'29"W
L7	72.95'	N10°45'21"W
L8	82.72'	S70°13'27"E
L9	43.55'	S45°20'37"E
L10	15.00'	N44°19'27"W
L11	15.00'	S44°19'27"E



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SUBDIVISION PLAT: VISTA DE LOS SANTOS - PHASE 3 CITY OF SAN MARCOS, TEXAS

Recommendation:

Staff has reviewed the request and recommends approval of PC-17-03_03.