

PC-18-38_03 (Aquarena Springs Subdivision)

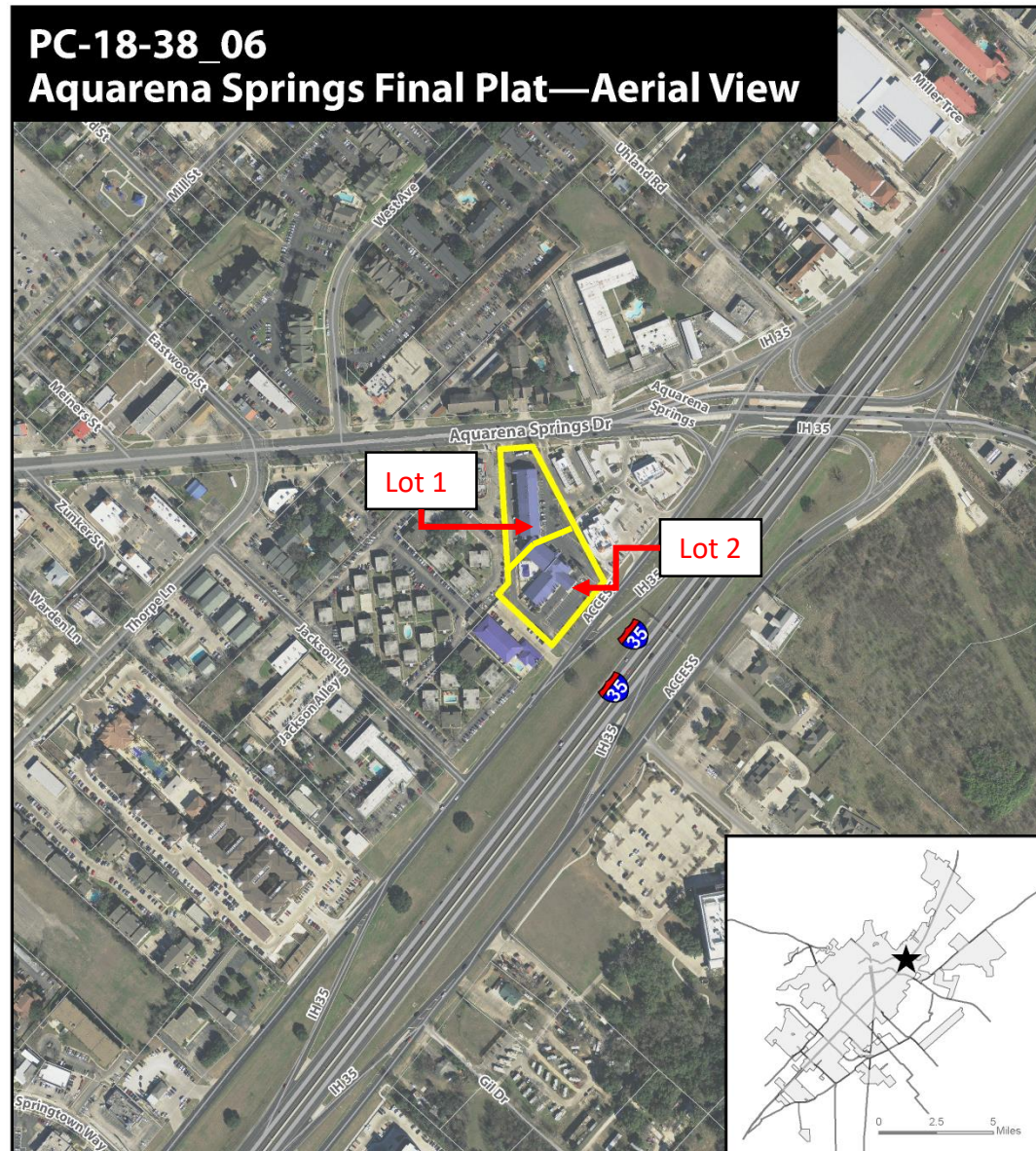
Consider a request by KBGE, on behalf of Jay Shree Laxmi Hospitality Corporation, for approval of a Final Plat for approximately 2.802 acres, more or less, out of the J.M. Veramendi Survey No. 2, Abstract No. 17, located at 1433 North IH 35. (A. Brake)

Location:

- +/- 2.802 acres
- Zoned General Commercial
- Proposes 2 commercial lots

PC-18-38_06

Aquarena Springs Final Plat—Aerial View



- ★ Site Location
- Subject Property
- Parcel
- City Limit

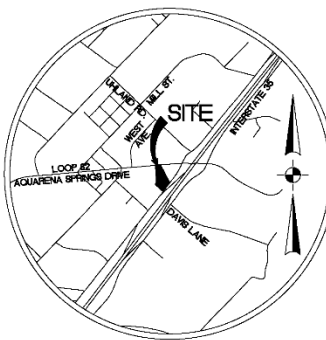


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 11/28/2018

AQUARENA SPRINGS SUBDIVISION

2.802 ACRES OUT OF THE J.M. VERAMENDI SURVEY NO. 2
HAYS COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

AQUARENA SPRINGS SUBDIVISION
CITY OF SAN MARCOS, TEXAS

OWNER:
JAY DALWADI
JAY SHREE LAXMI HOSPITALITY CORPORATION
3013 CHIMNEY ROCK SUITE 305
HOUSTON, TX 77056

SURVEYOR:
SYDNEY SMITH XINOS, RPLS NO. 5361
STATE OF TEXAS
CIVIL AND ENVIRONMENTAL CONSULTING, INC.
105 W. RIVERSIDE DRIVE STE 110
AUSTIN, TX 78704
(512)439-0400

CIVIL ENGINEER:
JENNIFER MARR GARCIA, PE NO. 106000
STATE OF TEXAS
CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.
105 W. RIVERSIDE DRIVE STE 110
AUSTIN, TX 78704
(512)439-0400

PREPARED ON AUGUST 20, 2018

J.M. VERMENDI SURVEY NO. 2
HAYS COUNTY, TEXAS

AREA TABULATION

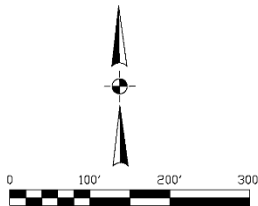
	LOT NUMBER	ACREAGE	S'
	1	1.218	53,050
	2	1.584	68,999
TOTAL	2	2.802	122,049.00

LINE TABLE

LINE	BEARING	DISTANCE
1	N85°33'01"E	20.00'
2	S04°19'26"E	37.89'
3	S27°42'43"E	216.82'
4	S72°40'06"E	21.09'
5	S27°40'06"E	223.64'
6	S39°03'01"W	21.77'
7	N27°40'06"W	223.96'
8	N27°40'06"W	21.57'
9	N27°42'43"W	229.23'
10	N04°19'26"W	41.99'

LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- ⊙ CITY OF SAN MARCOS CONTROL MONUMENT ALUMINUM DISK
- 1/2" IRON ROD SET W/ "KBGE" CAP
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE



GENERAL NOTES:

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NO. 48209D0393F DATED SEPTEMBER 2, 2005.
- A DEMOLITION PERMIT MUST BE ISSUED BY THE CITY OF SAN MARCOS PRIOR TO A SITE PREPARATION PERMIT BEING ISSUED BY THE CITY OF SAN MARCOS.
- A SITE PREPARATION PERMIT MUST BE ISSUED BY THE CITY OF SAN MARCOS PRIOR TO CONSTRUCTION IN THIS SUBDIVISION.
- ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- SIDEWALKS ARE REQUIRED ALONG AQUARENA SPRINGS DRIVE AND INTERSTATE HWY 35. FRONTAGE ROAD AND SHALL BE INSTALLED AT THE TIME OF DEVELOPMENT. SIDEWALKS SHALL BE CONSTRUCTED BASED ON CITY REGULATIONS IN PLACE AT THE TIME OF DEVELOPMENT AND SHALL BE DEDICATED AS A SIDEWALK EASEMENT WITHIN THE PROPERTY BOUNDARY AT THE TIME OF DEVELOPMENT.
- THE OWNERS OF LOT 1 AND LOT 2 HAVE AGREED TO HAVE SHARED ACCESS BETWEEN THE TWO LOTS.

GPS #01:
(CITY OF SAN MARCOS GPS #01)
ALUMINUM DISK SET IN CONCRETE
SOUTH CENTRAL ZONE COORDINATES

N= 13871765.37'
E= 2311117.01'

NAD88 ELEVATION= 607.64'

INFORMATION PROVIDED BY THE CITY
OF SAN MARCOS, TEXAS.

FIELD NOTES:

BEING A 2.802 ACRE TRACT OF LAND OUT OF THE J.M. VERAMENDI SURVEY NO. 2, ABSTRACT NO. 17, SITUATED IN HAYS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 2.801 ACRE TRACT OF LAND HAVING BEEN CONVEYED TO JAY SHREE LAXMI HOSPITALITY CORPORATION BY DEED OF RECORD IN VOLUME 3770, PAGE 665 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 2.802 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH CAP STAMPED "BYRN" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF AQUARENA SPRINGS DRIVE (LOOP 82) (120' R.O.W.), BEING THE NORTHEAST CORNER OF LOT 1, BUKFIN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 6, PAGE 81 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER OF SAID 2.801 ACRE TRACT AND HEREOF;

THENCE, N85°33'01"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AQUARENA SPRINGS DRIVE, BEING THE NORTH LINE OF SAID 2.801 ACRE TRACT AND HEREOF, A DISTANCE OF 104.12 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 2B-1, REPLAT OF LOT 2B LOOP 82 BUSINESS PARK, A SUBDIVISION OF RECORD IN VOLUME 10, PAGE 354 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, FOR THE NORTHEASTERLY CORNER OF SAID 2.801 ACRE TRACT AND HEREOF;

THENCE, S27°44'43"E, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID AQUARENA SPRINGS DRIVE, ALONG THE WEST LINE OF SAID LOT 2B-1, AND THE SOUTHWEST LINE OF LOT 2A, LOOP 82 BUSINESS PARK, A REPLAT OF LOT 2, LOOP 82 BUSINESS PARK, A SUBDIVISION OF RECORD IN VOLUME 5, PAGE 316 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, BEING THE EAST LINE OF SAID 2.801 ACRE TRACT AND HEREOF; PASSING AT A DISTANCE OF 262.04 FEET, A 1/2-INCH IRON ROD FOUND AT THE MOST WEST CORNER OF SAID LOT 2A, BEING THE SOUTHWEST CORNER OF SAID LOT 2B-1, AND CONTINUING FOR A TOTAL DISTANCE OF 479.70 FEET TO A 1/2-INCH IRON ROD WITH "KBGE" CAP SET IN THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 (R.O.W. VARIES), BEING THE MOST SOUTH CORNER OF SAID LOT 2A, FOR THE MOST EASTERLY CORNER OF SAID 2.801 ACRE TRACT AND HEREOF;

THENCE, S39°03'01"W, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35, BEING THE SOUTHEAST LINE OF SAID 2.801 ACRE TRACT AND HEREOF, A DISTANCE OF 250.18 FEET TO A 1/2-INCH IRON ROD WITH "KBGE" CAP SET FOR THE MOST SOUTH CORNER OF SAID 2.801 ACRE TRACT AND HEREOF, BEING THE MOST EAST CORNER OF LOT 1, HOMEPLACE ADDITION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 61 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS;

THENCE, N46°52'08"W, LEAVING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35, ALONG THE NORTHEAST LINE OF SAID LOT 1, HOMEPLACE ADDITION, BEING THE SOUTHWEST LINE OF SAID 2.801 ACRE TRACT AND HEREOF, A DISTANCE OF 234.15 FEET TO A 1/2-INCH IRON ROD WITH "KBGE" CAP SET IN THE IRREGULAR EAST LINE OF THAT CERTAIN 7.88 ACRE TRACT OF LAND CONVEYED TO 1640 AQUARENA SPRINGS LLC BY DEED OF RECORD IN DOCUMENT NO. 17003910 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING THE MOST NORTH CORNER OF SAID LOT 1, HOMEPLACE ADDITION, FOR THE MOST WESTERLY CORNER OF SAID 2.801 ACRE TRACT AND HEREOF;

THENCE, ALONG THE IRREGULAR EAST LINE OF SAID 7.88 ACRE TRACT AND THE EAST LINE OF SAID LOT 1, BUKFIN ADDITION, BEING THE WEST LINE OF SAID 2.801 ACRE TRACT AND HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N41°56'52"E, A DISTANCE OF 49.74 FEET TO A 1/2-INCH IRON ROD WITH "KBGE" CAP SET FOR AN ANGLE POINT;
- N03°33'53"W, A DISTANCE OF 421.49 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.802 ACRES (122,048 SQ. FT.) OF LAND, MORE OR LESS.

BEARING BASIS:

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

COMBINED SCALE FACTOR FOR SITE IS: 0.999870017

Recommendation:

Staff has reviewed the request and recommends approval of PC-18-38_06.