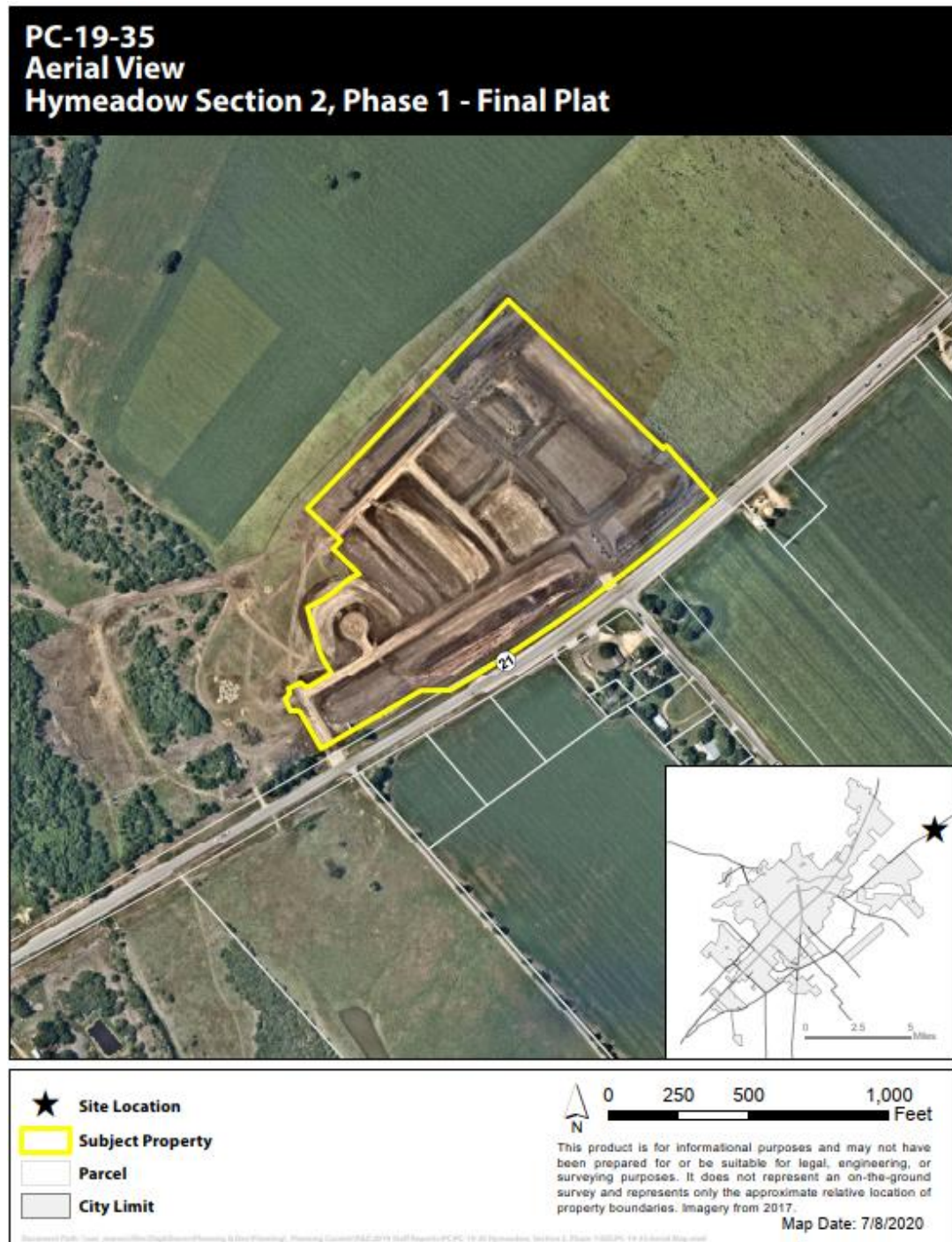


PC-19-35 (Hymeadow, Section 2, Phase 1)

Consider a request by Binkley & Barfield, Inc., on behalf of Brohn Homes, for approval of a Final Plat for approximately 27.638 acres, more or less, out of the William Hemphill Survey, Abstract No. 221, generally located northeast of Yarrington Road, along State Highway 21, Hays County, Texas (A. Brake)

Location and History:

- +/- 27.638 acres
- In ETJ – no zoning
- Proposes 149 single family lots with three open space lots



LEGEND

1/2"	REBAR WITH CAP FOUND AS NOTED
1/2"	REBAR WITH "CHAPARRAL" CAP FOUND
1/2"	REBAR WITH "CHAPARRAL" CAP SET
■	CONCRETE HIGHWAY MONUMENT FOUND
D.E.	DRAINAGE EASEMENT
W.L.E.	WATER/WASTEWATER LINE EASEMENT
---	SIDEMARK LOCATION
()	RECORD INFORMATION

OWNER AND DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.
4333 BROWN HOMES
6720 HAUGHT HAVEN RD. SUITE 200
AUSTIN, TX 78730
(512) 320-8833

ENGINEER:
BRINLEY & BARNFIELD, INC.
2401 DOUBLE CREEK DRIVE, SUITE 200
ROUND ROCK, TEXAS 78664
(512) 282-0036

SURVEYOR:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCall Lane
AUSTIN, TX 78744
(512) 443-1724

**WILLIAM HEMPHILL SURVEY
ABS. 221**

CLAYTON PROPERTIES GROUP, INC.
A TENNESSEE CORPORATION
4333 BROWN HOMES
(19005818)

SURVEY ABSTRACT:
WILLIAM HEMPHILL SURVEY, ABS. 221
SUBMITTAL DATE: 06/10/2019
TOTAL AREA OF THIS PLAT: 27.638 AC.
TOTAL NUMBER OF LOTS: 182
RESIDENTIAL: 140
OPEN SPACE: 3

LINEAR FEET OF NEW STREETS:
TEMPEST TRAIL 1032
BRIGHT FLORA LANE 1032
DELTA CREST 1846
HAYWOOD MANOR 242
HIDDEN BRANCH COVE 124
WHITE DUNES DRIVE 474
HEATHER GLEN WAY 246
ALTONA WAY 872
LIVING REST DRIVE 630

C.O.S.M.
GP PT. 10
GRID NO. 13,888,162.71
GRID E. 2,330,864.79
ELEV. 429.35'
INCHES

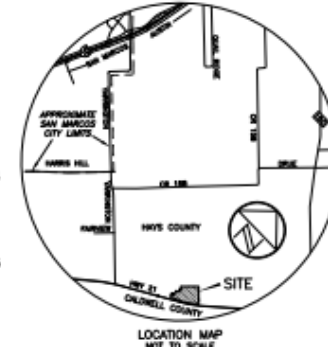
GRID COORDINATES:
N = 13885168.57
E = 2330867.80

FINAL SUBDIVISION PLAT: HYMEADOW SECTION TWO, PHASE ONE HAYS COUNTY, TEXAS

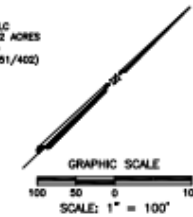
CLAYTON PROPERTIES GROUP, INC.
A TENNESSEE CORPORATION
4333 BROWN HOMES
(19005818)

LOT SIZE CHART

SIZE(AC)	#
≥10	1
2.5 <10	1
2.5 <5	1
2.5 <1	1
<1	151



K MARCO, LLC
PORTION OF 331.002 ACRES
(18042121)
AS DESCRIBED IN (51/402)



THIS IS A SURFACE DRAWING.
BEARING BASE: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NOS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "7941".
4" ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 13885328.23
E 2332261.23
TEXAS STATE PLANE COORDINATES:
N 13883523.37
E 2331958.07
ELEVATION = 479.80'
VERTICAL DATUM: NAVD 88 (GEOID 128)
COMBINED SCALE FACTOR = 0.999970017
(FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000130
(FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT G.D.
THETA ANGLE: 0°33'44"

CHOW WING WAI &
KELLY SMITH
50.00 ACRES
221/169

MALTON ESTATES DEVELOPMENT, LTD.
1.825 ACRES
551/359

MALTON ESTATES DEVELOPMENT, LTD.
1.825 ACRES
551/359

MALTON ESTATES DEVELOPMENT, LTD.
1.825 ACRES
551/359

PAUL & BINA AGUILAR
1.421 ACRES
2018-002188

F.M. 1960
(RIGHT-OF-WAY WITH VARIANCE)

LEONARD GORMER
47.00 ACRES
2015-003632

COUNTY LINE WATER SUPPLY
1.00 ACRES
179/246

NANCY MYERS
83.79 ACRES
2018-003228

PROJECT NO.:
1434-001
DRAWING NO.:
434-001-PL, S2P1.dwg
PLOT DATE:
3/18/2020
PLOT SCALE:
1" = 100'
DRAWN BY:
PAC/MLT/BDN/RSH
SHEET
1 OF 3

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 Final Plat meets all requirements of Section 3.2.3.4 of the Development Code and recommends **approval** of PC-19-35.