

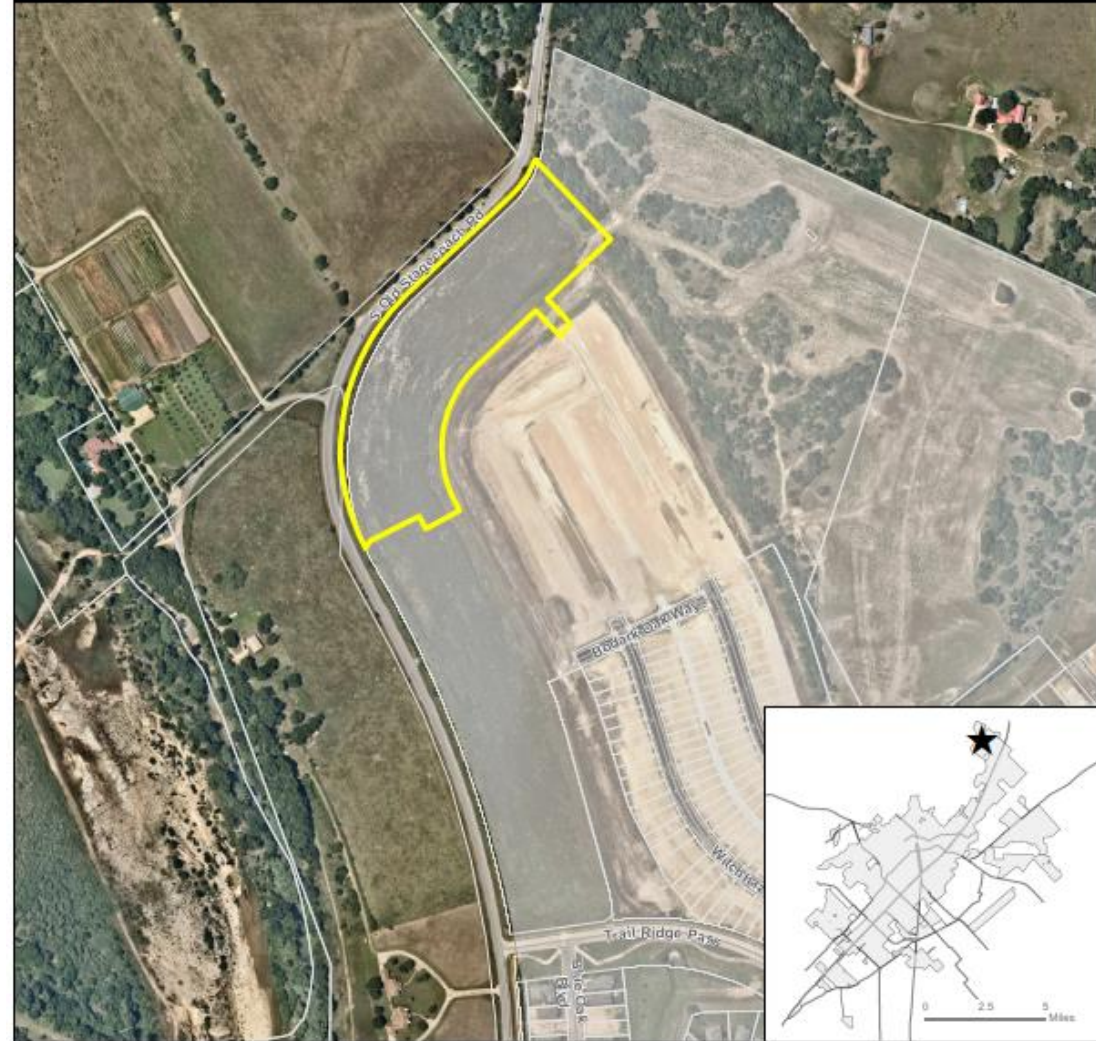
## **PC-20-09 (Blanco Vista, Tract N)**

Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 9.423 acres, more or less, out of the William Ward League, Abstract 467, located east of Old Stagecoach Road. (A. Brake)

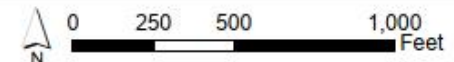
## Location and History:

- +/- 9.423 acres
- Zoned Planned Development District “PDD”, with a base zoning district of Mixed Use (“MU”)
- Proposes 50 single family lots with one greenbelt and drainage easement lot and one greenbelt, drainage and public utility easement lot, and pedestrian access easement.

PC-20-09  
Aerial View  
Blanco Vista Tract N  
Preliminary Plat



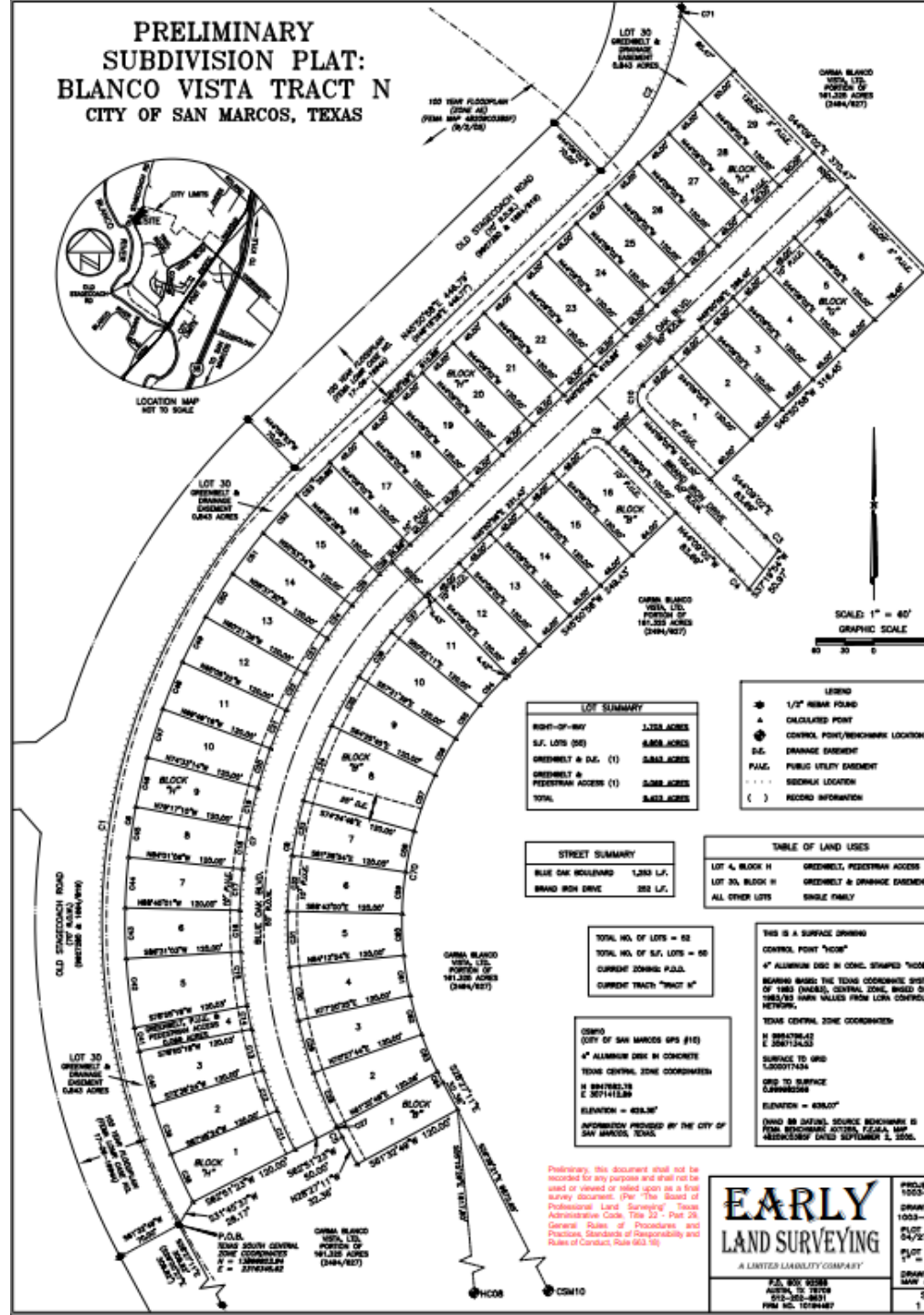
- ★ Site Location
- Subject Property
- Parcel
- City Limit



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: 10/7/2020

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



LOT SUMMARY	
RIGHT-OF-WAY	1,728 ACRES
S.F. LOTS (30)	0.843 ACRES
GREENBELT & P.E. (1)	0.843 ACRES
GREENBELT & PEDESTRIAN ACCESS (1)	0.843 ACRES
TOTAL	0.843 ACRES

STREET SUMMARY	
BLUE OAK BOULEVARD	1,283 L.F.
BRAND NEW DRIVE	252 L.F.

TOTAL NO. OF LOTS = 30  
TOTAL NO. OF S.F. LOTS = 30  
CURRENT ZONING: P.D.D.  
CURRENT TRACT "TRACT N"

COMPO  
(CITY OF SAN MARCOS GPS #10)  
4" ALUMINUM DISK IN CONCRETE  
TEXAS CENTRAL ZONE COORDINATES  
N 38°17'13.18"  
E 38°17'13.18"  
ELEVATION = 420.00'  
INFORMATION PROVIDED BY THE CITY OF SAN MARCOS, TEXAS

Preliminary: this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per "The Standard of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 26, General Rules of Procedure and Practice, Standards of Responsibility and Rules of Conduct, Rule 603.16)

LEGEND	
1/2" NEAR POINT	
CALCULATED POINT	
CONTROL POINT/NEWMARK LOCATION	
D.E. DRAINAGE EASEMENT	
P.E. PUBLIC UTILITY EASEMENT	
SEWER LOCATION	
RECORD INFORMATION	

TABLE OF LAND USES	
LOT 4, BLOCK H	GREENBELT, PEDESTRIAN ACCESS
LOT 20, BLOCK H	GREENBELT & DRAINAGE EASEMENT
ALL OTHER LOTS	SINGLE FAMILY

THIS IS A SURFACE DRAINAGE  
CONTROL POINT "1000"  
4" ALUMINUM DISK IN CONCRETE, SHAPED "1000"  
SURFACE MARKS THE TEXAS COORDINATE SYSTEM  
OF 1983 (NAD83), CENTRAL ZONE, BOUND ON  
1983/83 HARN VERTICAL FROM LOW CONTROL  
NETWORK.  
TEXAS CENTRAL ZONE COORDINATES  
N 38°17'13.18"  
E 38°17'13.18"  
SURFACE TO GRID  
1.00000000  
GRID TO SURFACE  
0.00000000  
ELEVATION = 420.00'  
(DAVID BE DAVIS, SOURCE: BENCHMARK IS  
FROM BENCHMARK SYSTEM, TEXAS MAP  
REVISION/ISSUE DATED SEPTEMBER 1, 2005)

**EARLY**  
**LAND SURVEYING**  
A LIMITED LIABILITY COMPANY

P.O. BOX 2088  
AUSTIN, TX 78768  
512-353-0881  
PWS NO. 10194467

PROJECT NO. 1003-010  
DRAWING NO. 1003-010-PL-N  
PLAT DATE 04/27/2020  
PLAT SCALE 1" = 40'  
DRAWN BY: MAM & JLM  
SHEET 1 OF 2

## 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-20-09.