

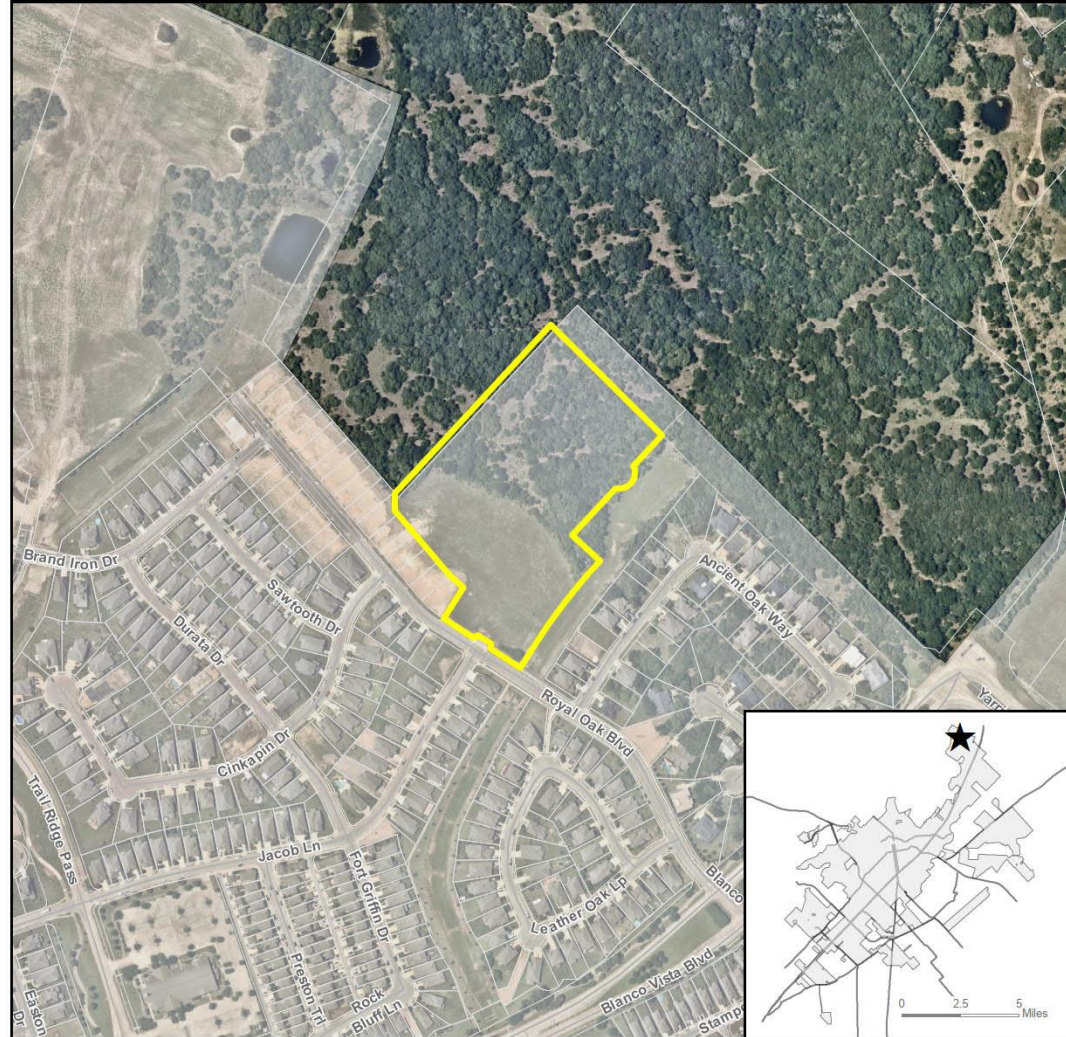
PC-20-40 (Blanco Vista, Tract K-2B)

Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 10.741 acres, more or less, out of the William Ward League, Abstract 467, located east of Old Stagecoach Road. (A. Brake)

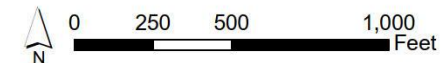
Location and History:

- +/- 10.741 acres
- Zoned Planned Development District “PDD”, with a base zoning district of Mixed Use (“MU”)
- Proposes 41 single family lots with one drainage easement lot.

PC-20-40 Aerial View Blanco Vista Prelim Tract K-2B



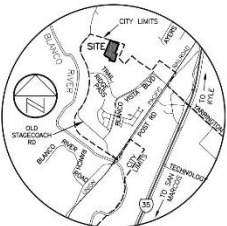
- ★ Site Location
- Subject Property
- Parcel
- City Limit



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: 10/23/2020

PRELIMINARY SUBDIVISION PLAT:
BLANCO VISTA TRACT K-2B
CITY OF SAN MARCOS, TEXAS



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 60'

- LEGEND
- 1/2" REBAR WITH "CHARPITAL" CAP FOUND (OR AS NOTED)
 - * COTTON SPINDLE FOUND
 - 1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET
 - △ CALCULATED POINT
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - SIDEWALK LOCATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - () RECORD INFORMATION

STREET SUMMARY	
JACOB LANE	691 L.F.
ANGEL OAK WAY	730 L.F.

TOTAL NO. OF LOTS = 42
TOTAL NO. OF SINGLE FAMILY LOTS = 41
CURRENT ZONING: P.D.D.
CURRENT TRACT: "TRACT K-2B"

LOT SUMMARY	
RIGHT-OF-WAY	2.058 ACRES
DRAINAGE EASEMENT (1)	0.070 ACRES
S.F. LOTS (41)	8.603 ACRES
TOTAL	10.741 ACRES

LOT 70 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 69 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 68 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 67 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 66 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 65 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 64 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 63 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 62 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 61 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 60 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 59 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 58 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 57 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 56 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 55 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 54 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 53 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 52 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 51 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 50 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 49 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 48 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 47 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 46 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 45 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 44 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 43 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 42 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 41 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 40 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 39 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 38 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 37 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 36 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 35 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 34 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 33 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 32 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 31 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 30 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 29 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 28 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 27 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 26 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 25 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 24 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 23 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 22 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 21 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 20 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 19 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 18 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 17 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 16 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 15 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 14 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 13 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 12 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 11 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 10 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 9 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 8 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 7 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 6 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 5 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 4 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 3 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 2 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)	LOT 1 BLOCK "A" BLANCO VISTA TRACT K-2A (19047901)
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PROJECT NO.:
1003-006
DRAWING NO.:
1003-006-PL-K-2B
PLOT DATE:
10/21/20
PLOT SCALE:
1" = 60'
DRAWN BY:
BEP & JBE
SHEET
1 OF 3

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
FIRM NO. 10184487



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-20-40.