



# **PC-20-29 (The Springs at High Branch Preliminary Plat)**

Consider a request by Moeller and Associates, on behalf of Lee Baker III, Three Rivers Development LLC, to approve the Preliminary Plat, consisting of approximately 94.623 acres, more or less, out of the Barnette O. Kane Survey. (A. Villalobos)





## THE SPRINGS @ HIGH BRANCH PRELIMINARY PLAT

OWNER/DEVELOPER:  
THREE RIVERS DEVELOPMENT, LLC  
LEE BAKER  
301 MAIN PLAZA #805  
NEW BRAUNFELS, TX 78130  
(800) 860-8918

ENGINEER/SURVEYOR:  
MOELLER & ASSOCIATES  
JAMES MOELLER, P.E., ENGINEER  
2021 SH 46 W, STE 105  
NEW BRAUNFELS, TX 78130  
(800) 598-7127

D & M SURVEYING AND SURVEYING, INC.  
DREW MAMPERT, R.P.L.S. - SURVEYOR  
1511 W. 14TH STREET  
NEW BRAUNFELS, TEXAS 78130  
(409) 335-8899

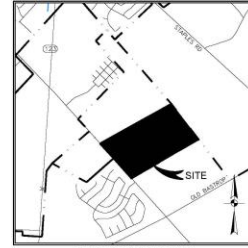
### AREA SUMMARY:

1. TOTAL PRELIMINARY BOUNDARY ACREAGE: 94.623 ACRES
2. TOTAL INTERNAL RIGHT-OF-WAY ACREAGE: 22.083 ACRES
3. TOTAL RIGHT-OF-WAY DEDICATION ACREAGE: 0.863 ACRES
4. TOTAL NUMBER OF BLOCKS: 21 BLOCKS
5. TOTAL NUMBER OF LOTS: 499 LOTS
  - a.1. RESIDENTIAL: 459 LOTS
  - a.2. PARKS/OPEN SPACE: 15 LOTS
  - a.3. DRAINAGE: 4 LOTS
  - a.4. AMENITY: 1 LOT

OVERALL LOT SUMMARY	
RESIDENTIAL LOTS (459)	39.3 AC.
PARK/OPEN SPACE LOTS (15)	10.4 AC.
DRAINAGE LOTS (4)	0.8 AC.
AMENITY LOT (1)	1.2 AC.

### NOTES

1. ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER AND SEWER SERVICE BY THE CITY OF SAN MARCOS. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEGRANITE ELECTRIC COOPERATIVE.
2. ALL STREETS ARE PROPOSED TO BE OF A LOCAL TYPE FUNCTIONAL CLASSIFICATION WITH 54 FOOT RIGHT-OF-WAYS UNLESS NOTED OTHERWISE.
3. THE SUBDIVISION IS WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
4. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (TSCZ), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE, USING COMBINED SCALE FACTOR OF 1.0003.
5. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "D&M SURV. CO." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
6. THE SPRINGS @ HIGH BRANCH DOES FALL WITHIN THE CITY LIMITS OF THE CITY OF SAN MARCOS.
7. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
8. NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND SEWER SYSTEM WHICH HAS BEEN APPROVED BY THE CITY OF SAN MARCOS.
9. MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
10. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEPICTED BY THE HARRIS COUNTY TEXAS COMMUNITY HAZARD NUMBER APPROPRIATE AND RECOMMENDED FLOOD ELEVATION (FLE) 2025 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
11. NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, OR THE SAN MARCOS RIVER CORRIDOR.
12. PUBLIC SDOEMAS BUILT TO CITY OF SAN MARCOS STANDARDS ARE REQUIRED ALONG ALL PROPOSED STREETS.
13. ALL OPEN SPACE LOTS SHALL BE OPEN TO THE PUBLIC FOR PUBLIC ACCESS. ALL OPEN SPACE LOTS ARE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
14. ALL PHASES SHOWN ON WITHIN PLAT ADJACENT TO WETHERFIELD LANE CAN BE CONSTRUCTED AFTER WETHERFIELD LANE HAS BEEN CONSTRUCTED WITH THE RIDGE SUBDIVISION, OR CAN BE CONSTRUCTED SIMULTANEOUSLY.

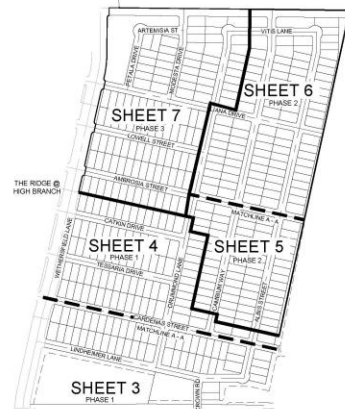


LOCATION MAP  
SCALE: 1" = 0.500'

### UTILITY NOTE:

WATER/WASTE WATER: CITY OF SAN MARCOS  
806 EAST HOPKINS STREET  
SAN MARCOS, TX 78681

ELECTRIC: BLUEGRANITE ELECTRIC COOPERATIVE  
155 ELECTRIC AVE.  
BASTROP, TX 78002



INDEX MAP DETAIL  
SCALE: 1" = 400'



CITY OF SAN MARCOS GPS  
CONTROL POINT DETAIL  
SCALE: 1" = 0.000'

**MOELLER & ASSOCIATES**  
Engineering Solutions  
2021 SH 46 W, Ste. 105  
New Braunfels, TX 78132  
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www.mo-a.com T.B.P.E. FIRM # 13351

LEGEND:  
P.O.B. = POINT OF BEGINNING  
D.L. = DRAINAGE LINE  
R.L. = RESIDENTIAL LOT  
U.E. = UTILITY EASEMENT  
R.W. = RIGHT-OF-WAY  
O.S. = OPEN SPACE LOT  
P.W. = PARK/OPEN SPACE  
1/2" IRON PIN SET  
= IRON PIN FOUND  
= AREA INSIDE DRAINAGE EASEMENT



Working Name: H:\Projects\Belt004 High Branch 1 & 2\Planning\Battling\The Springs (High Branch 2)\Submission Plot.dwg User: Mckenzie/0's Jan 13, 2021 - 8:54am

### PHASE 3

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**MOELLER & ASSOCIATES**  
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ph: (830) 358-7127





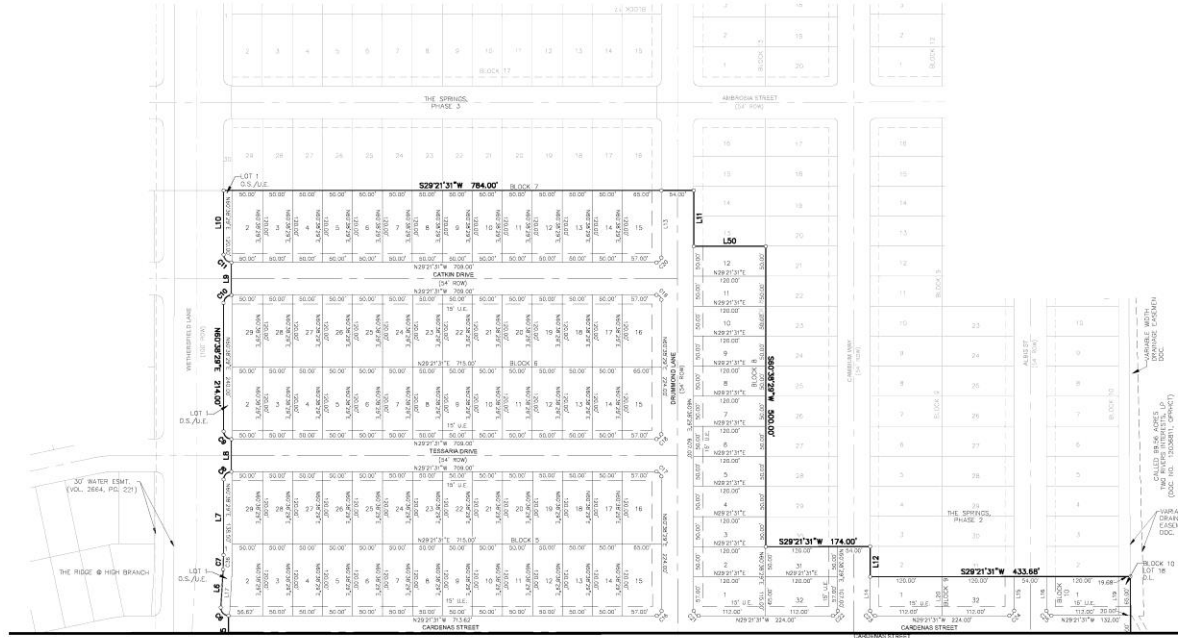
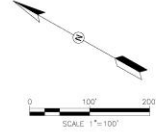
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C28	4.90	8.00	35°54'30"	2.53	4.82	S24°01'41"E
C29	10.50	8.00	75°12'28"	4.10	9.76	S73°59'34"E
C30	33.00	133.00	1°44'30"	16.62	32.97	N55°04'26"E
C31	26.11	119.50	12°31'08"	13.11	26.08	S33°23'35"E
C32	12.57	8.00	80°10'00"	8.00	13.31	S15°38'26"E
C33	12.67	8.00	80°10'00"	8.00	13.31	N74°21'31"W
C34	12.57	8.00	80°10'00"	8.00	13.31	S15°38'26"E
C35	10.87	8.00	77°58'40"	8.42	10.50	S82°37'07"E
C36	24.80	410.00	3°58'31"	12.40	24.88	N67°22'47"E
C37	17.58	289.00	3°58'31"	8.79	17.50	S82°22'44"W

**LEGEND:**

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R.L.	= RESIDENTIAL LOT
U.E.	= UTILITY EASEMENT
R.O.W.	= RIGHT-OF-WAY
O.S.	= OPEN SPACE LOT
	= PAGE MATCH LINE
	= 1/2" IRON PIN SET
	= IRON PIN FOUND
	= AREA INSIDE DRAINAGE EASEMENT



# THE SPRINGS @ HIGH BRANCH - PHASE 1



MATCH LINE A - A  
(SEE SHEET 3 OF 7)

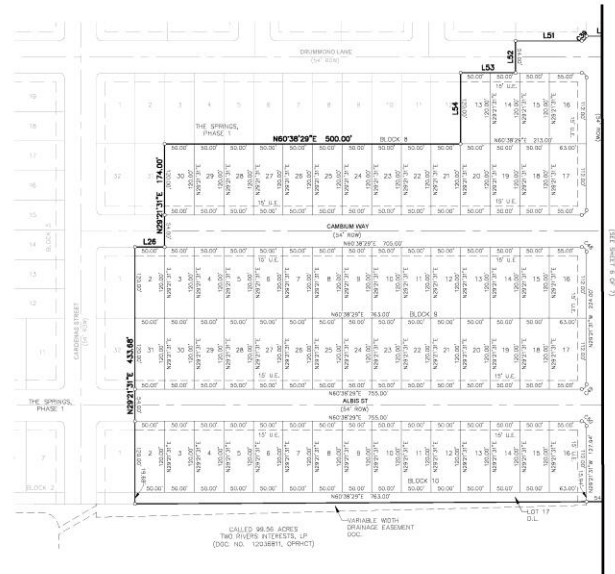
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LEGEND:  
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D.L. = DRAINAGE LOT  
R.L. = RESIDENTIAL LOT  
U.L. = UTILITY LOT  
P.E. = PUBLIC EASEMENT  
O.G. = OPEN GRADE LOT  
P.M. = PAVED MATCH LINE  
1/2" IRON PIN SET  
1/2" IRON PIN FOUND  
AREA INSIDE DRAINAGE EASEMENT

arcostx.gov



LINE TABLE		
LINE	LENGTH	BEARING
L21	54.00'	N60°36'28"E
L22	54.00'	N60°36'29"E
L23	54.00'	N60°36'29"E
L24	54.00'	S29°21'31"E
L25	112.00'	S29°21'31"E
L26	50.00'	S60°38'28"W
L27	75.70'	N48°44'16"E
L28	49.00'	N48°44'16"E
L29	49.00'	N48°44'16"E
L30	75.70'	N48°44'16"E
L31	75.70'	N48°44'16"E
L32	69.10'	N48°44'16"E
L33	52.18'	N48°44'16"E
L52	54.00'	S29°21'31"E
L53	93.00'	N60°36'29"E
L54	120.00'	N29°21'31"E



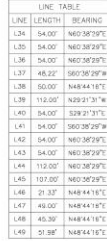
**M MOELLER & ASSOCIATES**  
*Engineering Solutions*

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AREA INSIDE DRAINAGE EASEMENT





# Staff Recommendation

Staff has reviewed the request in accordance with the Development Code and recommends **approval** of PC-20-29