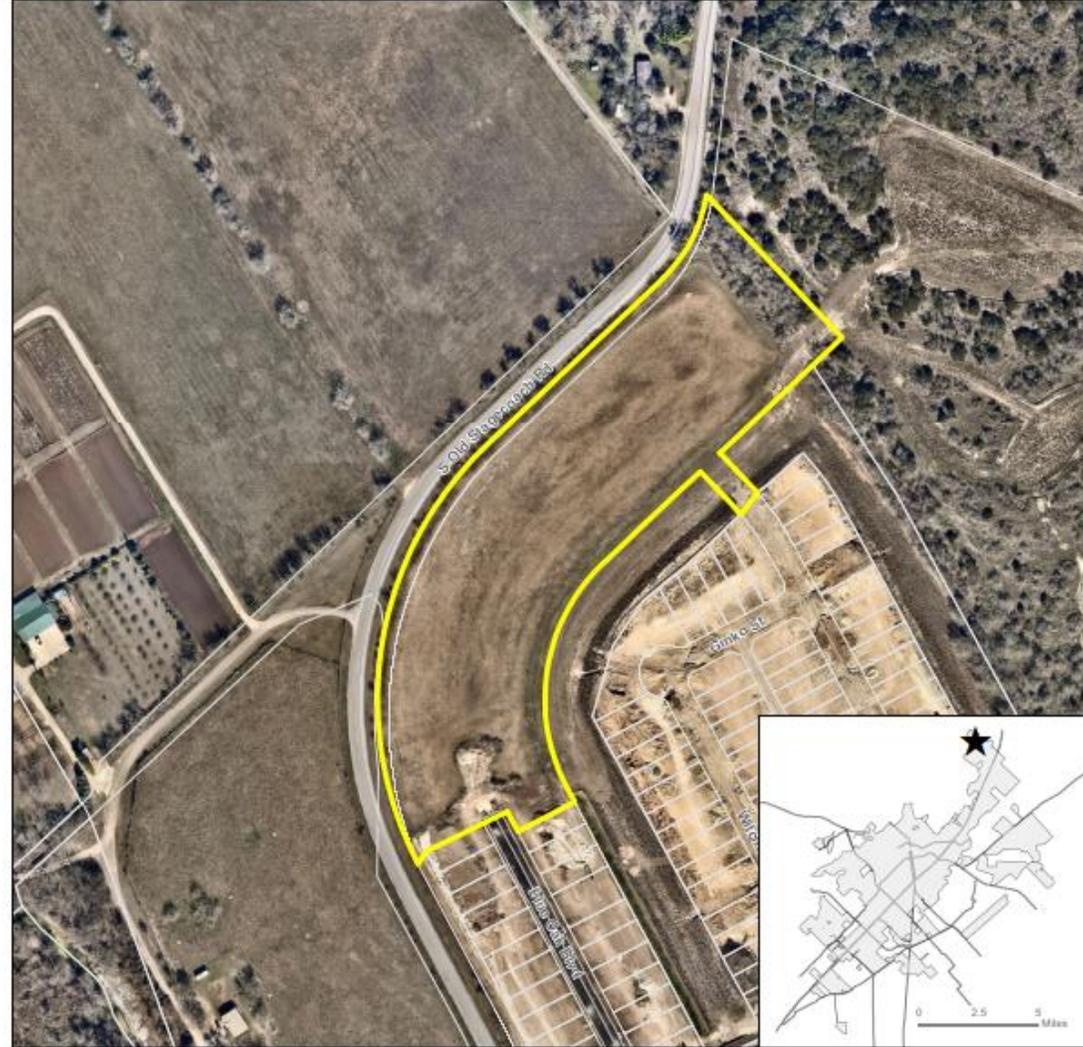


PC-20-64 (Blanco Vista, Tract N)

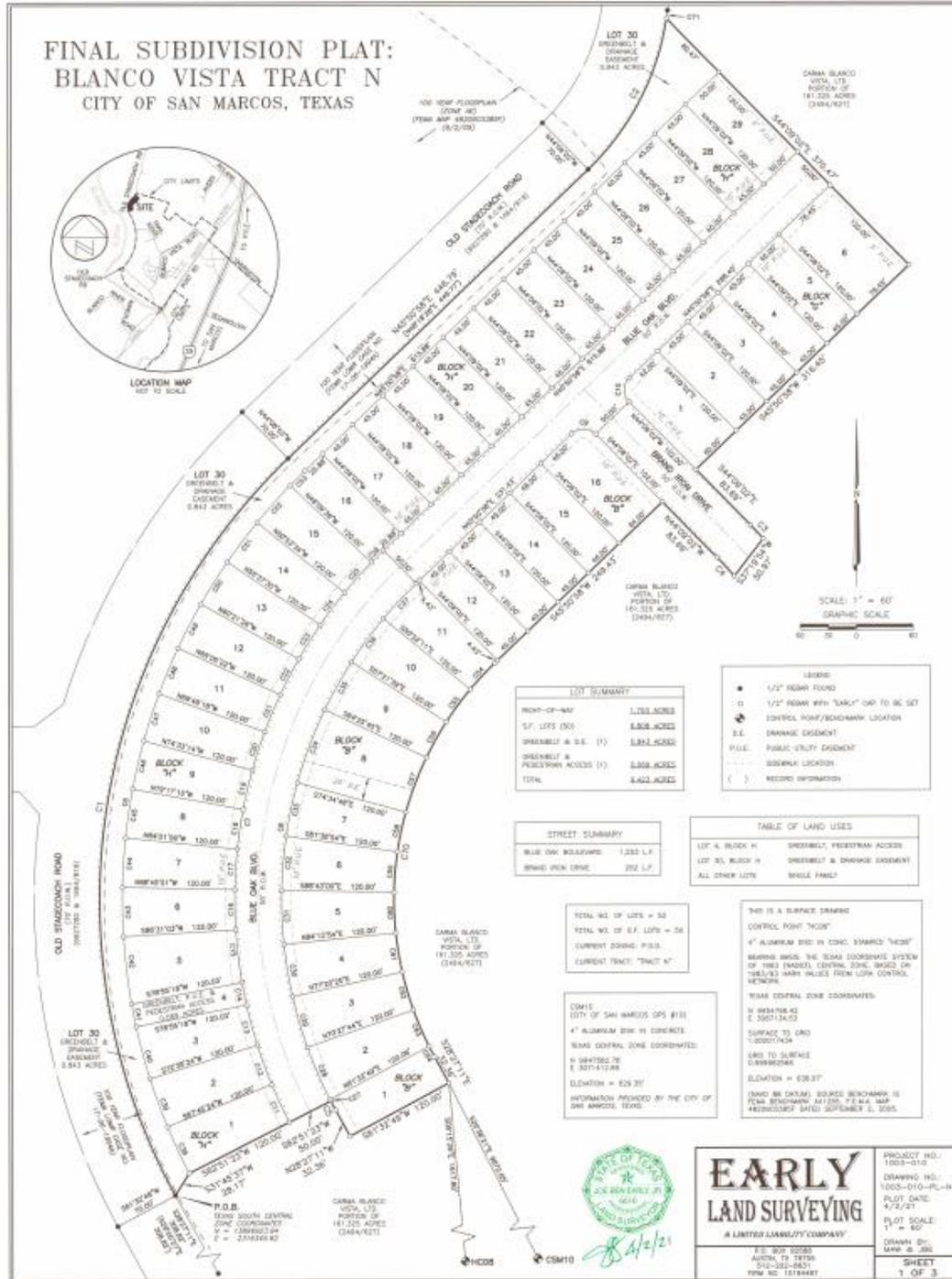
Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 9.423 acres, more or less, out of the William Ward League, Abstract 467, located east of Old Stagecoach Road, north of Bodark Oak Way. (A. Brake)

- +/- 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.



★ Site Location	
▭ Subject Property	
▭ Parcel	<p>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.</p> <p>Map Date: 4/8/2021</p>
▭ City Limit	

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



LOT SUMMARY	
RIGHT-OF-WAY	1,700 ACRES
S.F. LOTS (30)	8,828 ACRES
DRAINAGE & S.E. (1)	8,842 ACRES
DRAINAGE & PUBLIC UTILITY ACCESS (1)	8,888 ACRES
TOTAL	8,422 ACRES

STREET SUMMARY	
BLUE OAK BOULEVARD	1,283 L.F.
BLUE OAK DRIVE	292 L.F.

TABLE OF LAND USES	
LOT 4, BLOCK 4	DRAINAGE, FREIGHTMAN ACCESS
LOT 30, BLOCK 4	DRAINAGE & DRAINAGE EASEMENT
ALL OTHER LOTS	SINGLE FAMILY

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

CITY: CITY OF SAN MARCOS, GPS #111
 4" ALUMINUM DISK IN CONCRETE
 TEXAS CENTRAL ZONE COORDINATES:
 N 30°14'12.88"
 E 307°14'12.88"
 ELEVATION = 628.23'

INFORMATION PROVIDED BY THE CITY OF SAN MARCOS, TEXAS.

LEGEND	
●	1/2" NEARBY FOUND
○	1/2" NEARBY WITH "MARK" CAP TO BE SET
⊙	CONTROL POINT/BENCHMARK LOCATION
⊚	DRAINAGE EASEMENT
P.U.S.	PUBLIC UTILITY EASEMENT
---	SEWERAGE LOCATION
()	NEEDS INFORMATION



EARLY
LAND SURVEYING
 A LIMITED LIABILITY COMPANY

1111 W. 50th Street
 Austin, TX 78758
 512-352-8821
 PRR MC 12345678

PROJECT NO.: 1003-010
 DRAWING NO.: 1003-010-PL-N
 PLOT DATE: 4/2/21
 PLOT SCALE: 1" = 60'
 DRAWN BY: MAM & JBL
 SHEET: 1 OF 3

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-20-64.