



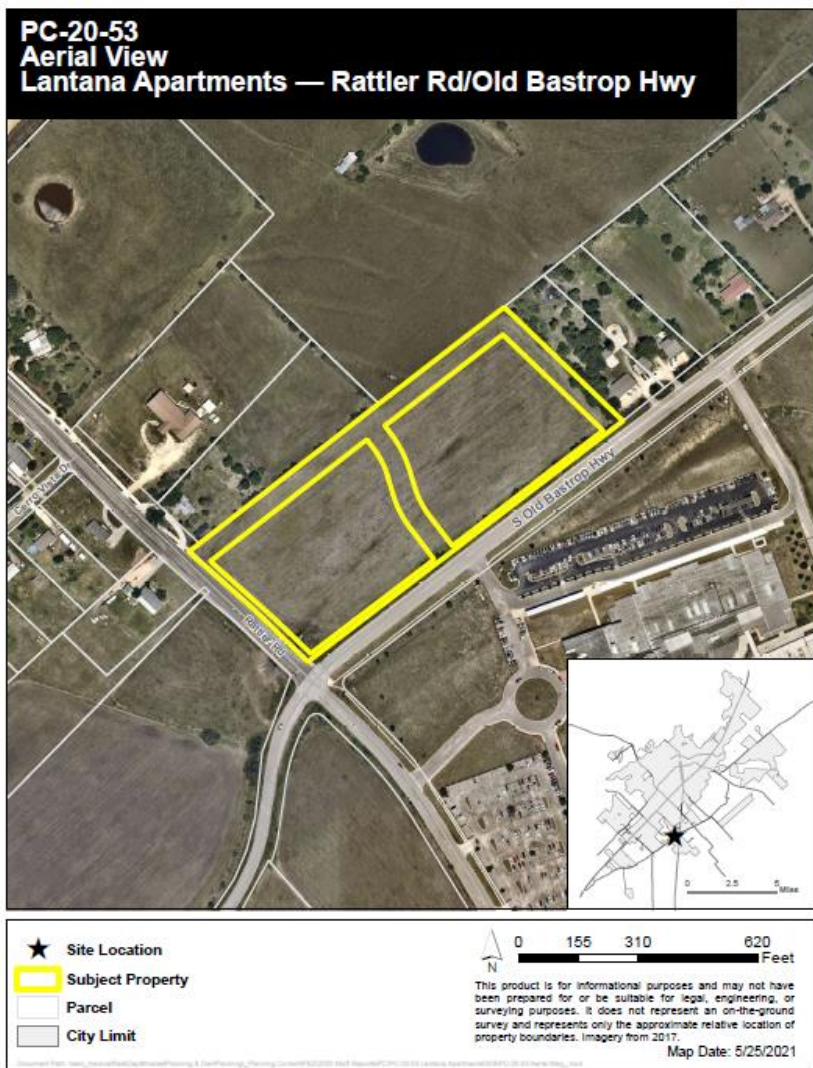
PC-20-53 (Lantana Apartments Plat)

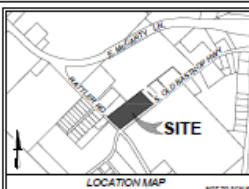
Consider a request by Jason Link, KFW Engineers, on behalf of the Mark Tolley, Rattler Road Land Partners, LLC, to approve a Final Plat, consisting of approximately 9.933 acres, more or less, out of the C. Wickson Roberts Survey, Abstract No. 474 generally located at the corner of Rattler Road and Old Bastrop Hwy (A. Villalobos)



Location:

- Proposing two lots and two blocks
- 216 multifamily units proposed
- Zoned Character District-5 (CD-5)
- Received a Low Income Housing Tax Credit Resolution of No Objection from the San Marcos City Council in 2020.





- Q.F.R. • FOUND Y-IRON ROD
- Q.F.R. • FOUND X IN CONCRETE
- R.O.W. • RIGHT-OF-WAY
- D.R. • DEED AND PLAT RECORDS OF
HARRIS COUNTY, TEXAS
- O.P.R. • OFFICIAL PUBLIC RECORDS OF
HARRIS COUNTY, TEXAS
- ANYWHERE

- [illegible]

1. READINGS ARE BASED ON THE STATE PLAIN COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE-GEO. NORTH AMERICAN DATUM (NAD83) OF 1983
2. THE COORDINATE SHOWS HEREON ARE BASED WITH A CONVENTIONAL SCALE FACTOR OF 1.0001265163.
3. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOIDAL).



KFW

ENGINEERING • SURVEYING
1421 Prosser Place, Suite 100, San Antonio, TX 78202
Phone: (214) 276-8444 • Fax: (214) 276-4444
Toll: 800-4-A-TECH • TDD: (214) 276-8444

PLAT ESTABLISHING
LANTANA APARTMENT HOMES

BEING A TOTAL OF 3.002 ACRES OF LAND, MORE OR LESS, OUT OF THE C. WILCOX HOBBS'S SURVEY, ABSTRACT 30-274, HAYS COUNTY, TEXAS, ESTABLISHING LOT 1, LOT 2, LANTANA APARTMENT HOMES AND PUBLIC RIGHT OF WAY, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BROWN

THAT I, _____, OWNER OF LOT 1 AND 2, A 8.000 ACRES TRACT OF LAND SITUATED IN THE CITRUS JACKSON ROBERTS SURVEY, ABSTRACT NO. 474, HAYS COUNTY, TEXAS, AND DO HEREBY ASSIGN SAID TRACTS AS PER TEXAS LOCAL GOVERNMENT CODE ARTICLE 212.018 TO JOIN THE TWO TRACTS TOGETHER TO BE KNOWN AS "ANTANNA APARTMENT HOMES", AND DO HEREBY DEEDICATE THE

TO CERTIFY WHICH, WITNESS TO HAND THIS _____ DAY OF _____, 2022

STATE OF TEXAS
COUNTY OF BROWN

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

TO CERTIFY WHICH WITNESS TO HAND THIS DAY OF 2021

NOTARY PUBLIC
STATE OF TEXASCITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 2021, BY THE
PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

RECORDING SECRETARY DATE:

APPROVED

SHANNON MATTINGLY
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

ENGR00000 AND QIP DATE:

PLANNING AND ZONING COMMISSION CHAIRMAN

STATE OF TEXAS
COUNTY OF ARVIZO

I, JANE CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 2021 AT _____ M. AND RECORDED ON THE _____ DAY OF _____ A.D. 2021 AT _____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. _____.

BLANK CANONAGE
COUNTY CLERK,
HAYS COUNTY, TEXAS

Curve Table					
Curve #	SPRINT/25	RAILS/25	104/12	CHSR/25 IRS	CHSR/25 CS
C1	46.07	1531.03	1002.1371	1007.02196	46.17
C2	76.50	200.03	1002.9214	1007.02196	76.24
C3	76.50	200.03	1002.9214	1007.02196	76.24
C4	131.00	279.03	1002.9214	1007.02196	130.67
C5	131.00	279.03	1002.9214	1007.02196	130.67
C6	76.50	200.03	1002.9214	1007.02196	76.24
C7	76.50	200.03	1002.9214	1007.02196	76.24
C8	131.00	279.03	1002.9214	1007.02196	130.67
C9	131.00	279.03	1002.9214	1007.02196	130.67
C10	50.81	21.67	1002.9214	1007.02196	50.69
C11	76.50	43.60	1002.9214	1007.02196	76.47

ACRES	
LOT 1	3.81 AC.
LOT 2	3.02 AC.
INTERNAL R.O.W.	2.18 AC.
NATURAL RD. (R.O.W.)	0.19 AC.
OLD BASTROP HWY (R.O.W.)	0.27 AC.

Line Rates		
LINE #	LINE TYPE	DESCRIPTION
1.1	50.00	51641512E
1.2	50.00	51761512E
1.3	115.00	50242412E
1.4	116.01	53272162E
1.5	52.51	55273512E
1.6	50.57	56712250E
1.7	56.45	54070562E
1.8	6.40	56400050E
1.9	5.07	53757312E
1.10	6.00	55211512E
1.11	4.90	53743562E
1.12	5.14	50410550E
1.13	53.86	54671520E
1.14	16.22	56712250E

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION

STATE OF TEXAS
COUNTY OF BROWARD

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5847
KFW SURVEYING, LLC
3121 PARLANCO HWY., SUITE 101
SAN ANTONIO, TEXAS 78207
PHONE: 210-879-8844
FAX: 210-879-8847



Recommendation

Staff recommends approval of the plat with the following condition:

1. The Public Improvement Construction Plans (PICPs) shall be approved and any additional necessary easements as determined by the PICP shall be approved by separate easement.