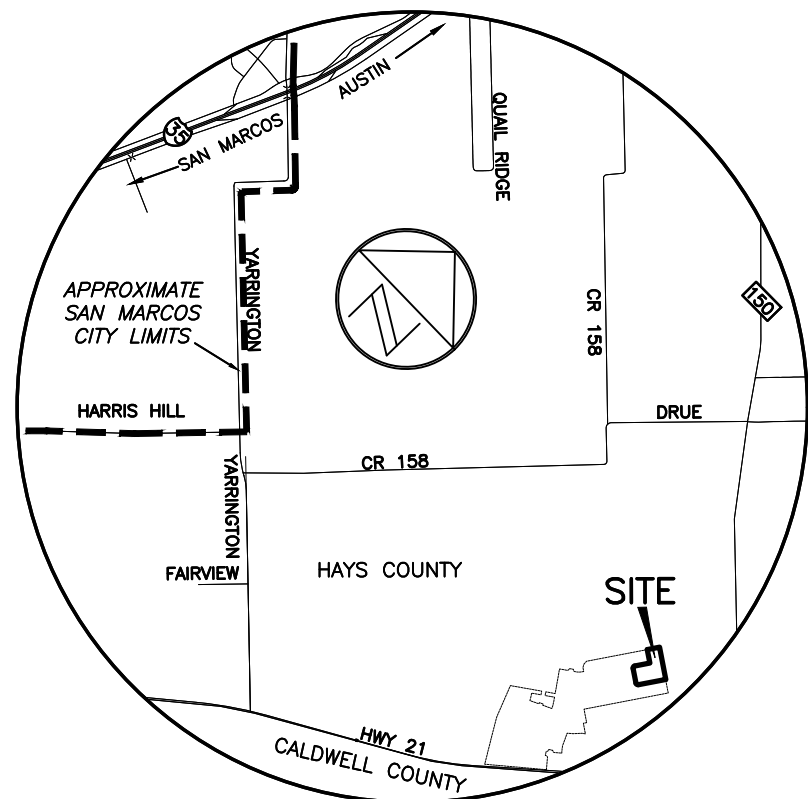


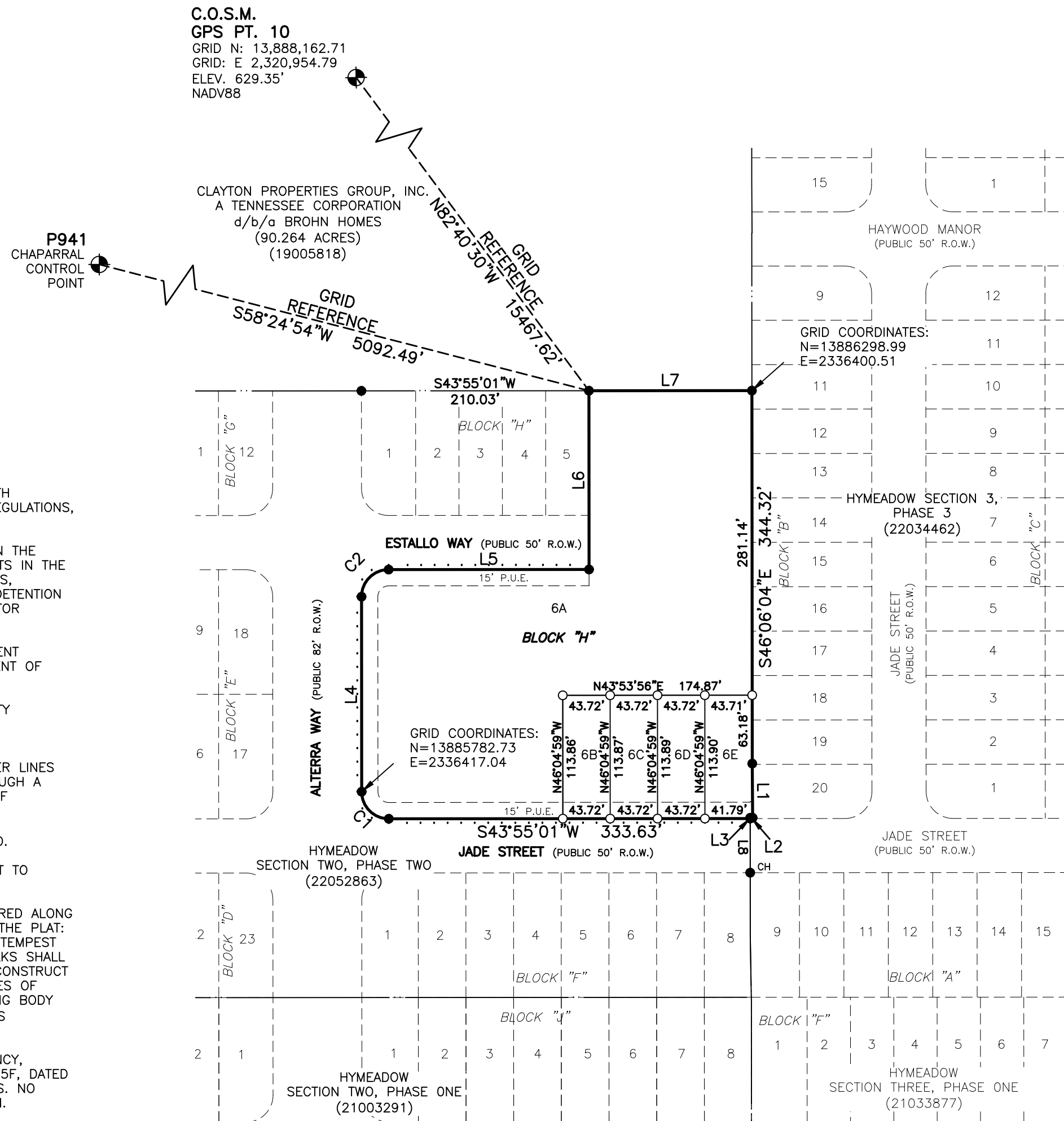
# REPLAT: LOT 6, BLOCK H HYMEADOW SECTION TWO, PHASE TWO HAYS COUNTY, TEXAS



LOCATION MAP  
NOT TO SCALE

**NOTES:**

- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
- TYPICAL LOT SIZE 40'X115'
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS IN THE HEMPHILL CREEK WATERSHED, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. REFER TO THE FLOODPLAIN STUDY AND DETENTION ANALYSIS REPORTS BY BINKLEY & BARFIELD, INC. DATED DECEMBER 2019 FOR HYMEADOW PRE AND POST DEVELOPMENT FLOWS.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- THE LOTS IN THIS SUBDIVISION WILL BE SERVICED BY A GRAVITY WASTEWATER LINES WHICH FLOW INTO A LIFT STATION. THEN THE WASTEWATER WILL FLOW THROUGH A FORCE MAIN TO THE WASTEWATER TREATMENT PLANT ON THE SOUTH SIDE OF HEMPHILL CREEK.
- THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY ESD #5 AND HAYS CISD.
- A 15-FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY.
- PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: DELTA CREST, ALTERRA WAY, IVY PASSAGE, LINNET LANE, HAYWOOD MANOR, TEMPEST TRAIL, JADE STREET, ESTALLO WAY, AND STATE HIGHWAY 21. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. SIDEWALKS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48209C0415F, DATED SEPTEMBER 02, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS. NO SINGLE FAMILY LOTS ARE PROPOSED IN THE 100 YEAR STUDIED FLOODPLAIN.
- UTILITY INFORMATION:  
WATER: MAXWELL W.S.C.  
SEWER: AQUA TEXAS, INC.  
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE
- THIS PROJECT IS LOCATED WITHIN THE CURRENT CITY OF SAN MARCOS ETJ.
- ALL RESIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO 25 FOOT FRONT BUILDING SETBACK LINES.
- THIS PLAT (AND LOTS THEREIN) ARE SUBJECT TO A PHASING AGREEMENT FOR HYMEADOW SUBDIVISION BETWEEN HAYS COUNTY, TEXAS, KYLE THREE PARTNERS, L.P., AND K MARCOS, LLC, APPROVED APRIL 24, 2018 BY HAYS COUNTY AND ANY AMENDMENTS THEREAFTER.
- DRAINAGE FACILITIES FOR WATER QUALITY PURPOSES AND OPEN SPACE DRAINAGE WAYS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LOT 6A, BLOCK H IS AN AMENITY CENTER TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PARKLAND DEVELOPMENT FEE HAS BEEN ADDRESSED IN PICP PERMIT No. 2021-34629.



- SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL STREETS AT THE TIME OF DEVELOPMENT.
- CORNER LOTS LOCATED ALONG ALTERRA WAY SHALL NOT TAKE ACCESS FROM ALTERRA WAY. DRIVEWAY FOR THESE LOTS SHALL BE LOCATED ALONG THE PROPERTY LINE AWAY FROM ALTERRA WAY.
- THIS DEVELOPMENT FALLS WITHIN THE BARTON SPRINGS/EDWARDS AQUIFER GROUNDWATER CONSERVATION DISTRICT.
- THIS REPLAT IS SOLELY TO ADD RESIDENTIAL LOTS 6B, 6C, 6D, AND 6E TO BLOCK H. REFER TO ORIGINAL PLAT RECORDED UNDER DOCUMENT NUMBER 22052863, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
- NO PORTION OF THIS PLAT LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR THE EDWARDS AQUIFER CONTRIBUTING ZONE.

LINE	BEARING	DISTANCE
L1	S46°25'12"E	50.03'
L2	S43°34'49"W	2.23'
L3	S46°04'37"E	0.69'
L4	N46°04'59"W	180.02'
L5	N43°55'01"E	185.02'
L6	N46°04'59"W	165.02'
L7	N43°55'01"E	150.44'
L8	S46°04'37"E	50.01'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	90°00'00"	39.28'	S88°55'01"W	35.36'
C2	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'

**SINGLE FAMILY LOTS - AREA SUMMARY**

Lot	Acres	Sq. Ft.
6B	0.11	4,978
6C	0.11	4,979
6D	0.11	4,980
6E	0.11	4,987

**AMENITY LOTS - AREA SUMMARY**

BLOCK H:		
LOT 6A	2.01	87,581 Sq Feet

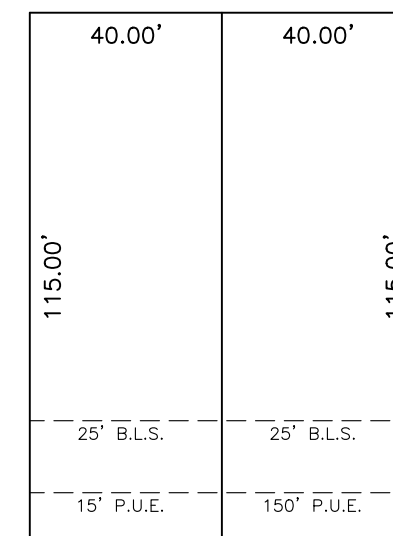
SIZE(AC)	#
≥10	-
≥5 <10	-
≥2 <5	1
≥1 <2	-
<1	4

OWNER AND DEVELOPER:  
CLAYTON PROPERTIES GROUP, INC.  
d.b.a. BROHN HOMES  
6720 VAUGHT RANCH RD. SUITE 200  
AUSTIN, TX 78730  
(512) 320-8833

ENGINEER:  
BINKLEY & BARFIELD, INC.  
2401 DOUBLE CREEK DRIVE, SUITE 200  
ROUND ROCK, TEXAS 78664  
(512) 292-0006

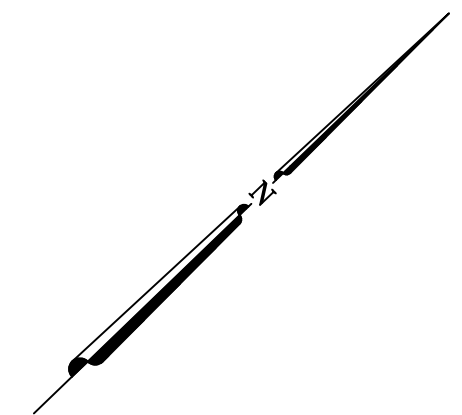
SURVEYOR:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 McCALL LANE  
AUSTIN, TX 78744  
(512) 443-1724

SURVEY ABSTRACT: WILLIAM HEMPHILL SURVEY, ABS. 221  
SUBMITTAL DATE: June 26, 2020  
TOTAL AREA OF THIS PLAT: 2.468 AC.  
TOTAL NUMBER OF LOTS: 5  
RESIDENTIAL: 4  
OPEN SPACE: 0  
AMENITY LOT: 1  
WASTEWATER LOT: 0

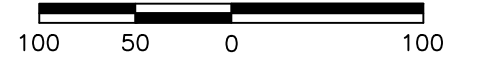


TYPICAL LOT  
LAYOUT  
SCALE: N.T.S.

CoSM #PC-23-03



SCALE: 1" = 100'  
GRAPHIC SCALE



**LEGEND**

- 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- P.U.E. PUBLIC UTILITY EASEMENT
- ... SIDEWALK LOCATION
- ( ) RECORD INFORMATION

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P941".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:  
N 13885328.23  
E 2332261.23

TEXAS STATE PLANE COORDINATES:  
N 13885523.37  
E 2331958.07

ELEVATION = 672.80'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999870017  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0  
THETA ANGLE: 0°33'44"

P941 IS LOCATED 48.4'+/- N.W. FROM A POWER POLE AND 39.0'+/- N.W. FROM A GUY WIRE LOCATED IN THE SOUTHEAST CORNER OF A 65.49 ACRE TRACT TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN DOC. NO. 20008358 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

C.O.S.M. G.P.S. PT. 10 IS LOCATED ON THE NORTHBOUND FEEDER ROAD OF IH 35, EAST SIDE, APPROXIMATELY ONE HALF MILE SOUTH OF TECHNOLOGY WAY.

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
1434-001  
DRAWING NO.:  
1434-001-  
PL S2P2 AMEND  
PLOT DATE:  
03/02/2023

PLOT SCALE:  
1"=100'  
DRAWN BY:  
RGH

SHEET  
01 OF 02

# REPLAT: LOT 6, BLOCK H HYMEADOW SECTION TWO, PHASE TWO HAYS COUNTY, TEXAS

**OWNER'S ACKNOWLEDGEMENT AND DEDICATION STATEMENT:**

THAT CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION, DOING BUSINESS IN TEXAS AS BROHN HOMES ACTING BY AND THROUGH ADAM BOENIG, VICE PRESIDENT, AS OWNER OF THAT 90.264 ACRE TRACT SITUATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, IN HAYS COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 19005818, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND HERETOFORE SUBDIVIDED A 33.411 ACRE PORTION OF SAME AS HYMEADOW SECTION TWO, PHASE TWO, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 22052863, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 2.468 ACRES OF SAID 33.411 ACRES AS DESCRIBED IN THE ACCOMPANYING METES AND BOUNDS DESCRIPTION, AND HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL SUBDIVISION PLAT:

REPLAT: LOT 6, BLOCK H, HYMEADOW SECTION TWO, PHASE TWO,

AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE RIGHTS OF WAY, PUBLIC USE AREAS AND OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED; THAT NO BUILDINGS, FENCES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SAID EASEMENTS, EXCEPT AS MAY BE PERMITTED BY THE SAID CITY; THAT SAID EASEMENTS MAY BE FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING THE PROPERTY, UNLESS AN EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, WITH ALL USES BEING SUBORDINATE TO THAT OF THE CITY OF SAN MARCOS'S; THAT THE SAID CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS LOCATED WITHIN SAID EASEMENTS; AND THAT THE SAID CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS TO AND EGRESS FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE; AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION  
BROHN HOMES, ITS SUBSIDIARY

\_\_\_\_\_, VICE PRESIDENT  
CLAYTON PROPERTIES GROUP, INC.  
ADAM BOENIG, VICE PRESIDENT  
6720 VAUGHT RANCH RD.  
AUSTIN, TX 78730

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATION:

I, BRYAN D. NEWSOME, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.  
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 Board of Professional Engineers and Land Surveyors" Texas Administrative Code, Title 22 - Part 6, Chapter 138, Subchapter B, Rule §138.33, (e))

BRYAN D. NEWSOME, R.P.L.S. NO. 5657  
REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 McCall Lane  
AUSTIN, TX 78744  
(512) 443-1724  
TBPLS FIRM NO. 10124500

ENGINEER'S CERTIFICATION:

I, DAVID CALABUIG, SR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DAVID CALABUIG, SR., P.E. NO. 92786  
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS  
BINKLEY & BARFIELD, INC.  
2401 DOUBLE CREEK DRIVE, SUITE 200  
ROUND ROCK, TEXAS 78664  
(512) 292-0006  
TBPE FIRM REGISTRATION NO. F-257

HAYS COUNTY  
CERTIFICATE OF APPROVAL:

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF SAN MARCOS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.

MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

HAYS COUNTY WATER/ WASTEWATER NOTE:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

ERIC VAN GAASBEEK, R.S., C.F.M.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

CITY OF SAN MARCOS:  
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

C.I.P. ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING AND DEVELOPMENT SERVICES

RECORDING SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING AND ZONING COMMISSION

WATER UTILITY PROVIDER: \_\_\_\_\_ WASTEWATER UTILITY PROVIDER: \_\_\_\_\_  
MAXWELL WSC \_\_\_\_\_ AQUA TEXAS INC. \_\_\_\_\_


BY: \_\_\_\_\_ BY: \_\_\_\_\_  
DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF HAYS:

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

ELAINE H. CARDENAS  
COUNTY CLERK

 <b>Chaparral</b> Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 1434-001 DRAWING NO.: 1434-001- PL S2P2 AMEND PLOT DATE: 03/02/2023 PLOT SCALE: 1"=100' DRAWN BY: RGH
	<b>SHEET</b> <b>02 OF 02</b>

CoSM #PC-23-03