

# ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION



Updated: March, 2023

## CONTACT INFORMATION

Applicant's Name		Property Owner	
Company		Company	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

## PROPERTY INFORMATION

Subject Property Address(es): \_\_\_\_\_

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Total Acreage: \_\_\_\_\_ Tax ID #: R \_\_\_\_\_

Preferred Scenario Designation: \_\_\_\_\_ Existing Zoning: \_\_\_\_\_

Existing Land Use(s): \_\_\_\_\_

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): \_\_\_\_\_

Proposed Land Uses / Reason for Change: \_\_\_\_\_

\_\_\_\_\_

## AUTHORIZATION

*I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.*

Filing Fee\* \$1,000 plus \$150 per acre Technology Fee \$15 **MAXIMUM COST \$5,015**

*\*Existing Neighborhood Regulating Plan Included.*

Submission of this digital Application shall constitute as acknowledgment and authorization to process this request.

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

PROPERTY OWNER AUTHORIZATION

I, Bryan Lee, Manager (owner name) on behalf of  
LCSM Ph 4, LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
Central Park Loop and Basket Grass (address).

I hereby authorize Doug Goss (agent name) on behalf of  
NDA (agent company) to file this application for  
Zoning (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 1-31-2024

Printed Name, Title: Bryan Lee, Manager

Signature of Agent:  Date: 1/30/2024

Printed Name, Title: Doug Goss, Project Manager

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS  
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.*

Signature: \_\_\_\_\_  


Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

**FIELD NOTES DESCRIPTION**

DESCRIPTION OF A TOTAL AREA OF 31.015 ACRES TRACT OF LAND (1,394,577 SQ. FT.), SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, ALL OF HAYS COUNTY, TEXAS; BEING A PORTION OF A CALLED 248.225 ACRE TRACT DESCRIBED IN THE CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO LCSM PH. 4, LLC, OF RECORD IN DOCUMENT NO. 21059703, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 31.015 ACRES (1,394,577 SQ. FT.) AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON THE ACCOMPANYING EXHIBIT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod with plastic cap stamped "BCG" set, for the south corner of said 248.225 acre tract, same being the west corner of a called 33.000 acre tract of land, described in a deed to the City of San Marcos, Texas, recorded in Document No. 16039264, O.P.R.H.C.TX.;

**THENCE** N 36° 20' 14" E, departing the common line of said 248.225 acre tract and said 33.000 acre tract, over and across the said 248.225 acre tract, a distance of 2,514.61 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, for the **POINT OF BEGINNING** and the southwest corner of tract described herein;

**THENCE** over and across the said 248.225 acre tract, the following twenty-four (24) courses and distances:

- 1) N 00° 37' 46" W, a distance of 10.55 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 2) N 00° 41' 32" W, a distance of 43.90 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 3) N 01° 05' 02" W, a distance of 96.71 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 4) N 07° 13' 01" W, a distance of 58.12 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 5) N 14° 42' 10" W, a distance of 145.54 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 6) N 02° 18' 29" W, a distance of 88.26 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 7) S 89° 26' 20" W, a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 8) N 00° 33' 37" W, a distance of 125.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 9) N 00° 33' 40" W, a distance of 53.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 10) N 89° 26' 23" E, a distance of 7.39 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 11) N 00° 21' 14" E, a distance of 55.01 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 12) N 03° 33' 39" E, a distance of 61.10 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 13) N 10° 59' 31" E, a distance of 57.65 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,

- 14) N 13° 40' 04" E, a distance of 135.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 15) N 12° 41' 33" E, a distance of 44.02 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 16) N 07° 27' 49" E, a distance of 16.05 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 17) N 06° 04' 21" W, a distance of 27.80 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 18) N 18° 05' 31" W, a distance of 44.89 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 19) N 73° 06' 12" E, a distance of 126.01 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, said point being the beginning of a curve to the left,
- 20) With said curve to the left, having a radius of 15.00 feet, an arc length of 16.31 feet, and a chord which bears N 53° 23' 40" W, a distance of 15.52 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, said point being the beginning of a curve to the right,
- 21) With said curve to the right, having a radius of 60.00 feet, an arc length of 108.36 feet, and a chord which bears N 32°48'09" W, a distance of 94.22 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 22) N 71° 03' 47" W, a distance of 51.04 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 23) N 38° 21' 25" W, a distance of 81.56 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 24) N 13° 30' 05" W, a distance of 198.91 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set on the south right-of-way of Central Park Loop, a 70 foot wide right-of-way, for the northwest corner of the tract described herein, said point being the beginning of a curve to the right,

**THENCE** with the common line of the said 248.225 acre tract and the south right-of-way of said Central Park Loop, the following six (6) courses and distances:

- 1) With said curve to the right, having a radius of 465.11 feet, an arc length of 141.52 feet, and a chord which bears S 80° 15' 56" E, a distance of 140.98 feet to a 3/4-inch iron rod found,
- 2) S 71° 32' 48" E, a distance of 174.79 feet to a 3/4-inch iron rod found, said point being the beginning of a curve to the left,
- 3) With said curve to the left, having a radius of 435.00 feet, an arc length of 577.47 feet, and a chord which bears N 70° 25' 22" E, a distance of 535.99 feet to a 3/4-inch iron rod found,
- 4) N 32° 23' 32" E, a distance of 225.69 feet to a 3/4-inch iron rod found, said point being the beginning of a curve to the right,
- 5) With said curve to the right, having a radius of 665.00 feet, an arc length of 67.64 feet, and a chord which bears N 35° 18' 21" E, a distance of 67.61 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, said point being the beginning of a curve to the right,

- 6) With said curve to the right, having a radius of 665.00 feet, an arc length of 225.00 feet, and a chord which bears N 47° 54' 46" E, a distance of 223.93 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set on the common line of said 248.225 acre tract and of Lot 1, Block A, Final Plat of La Cima Phase 4 subdivision, Document No. 22050345, Plat Records of Hays County, Texas (P.R.H.C.TX.), for the northeast corner of the tract described herein,

**THENCE** with the common line of the said 248.225 acre tract and said Lot 1, the following two (2) courses and distances:

- 1) S 32° 23' 40" E, a distance of 73.73 feet to a calculated point,
- 2) S 88° 17' 51" E, a distance of 497.36 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, for the most easterly southeast corner of the tract described herein,

**THENCE** over and across said 248.225 acre tract, the following thirty-eight (38) courses and distances:

- 1) S 30° 11' 20" W, a distance of 252.69 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 2) N 63° 29' 44" W, a distance of 78.42 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 3) N 73° 28' 54" W, a distance of 79.24 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 4) N 77° 46' 03" W, a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 5) S 12° 13' 57" W, a distance of 125.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 6) N 77° 46' 03" W, a distance of 48.67 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, said point being the beginning of a curve to the right,
- 7) With said curve to the right, having a radius of 273.46 feet, an arc length of 27.64 feet, and a chord which bears N 74° 52' 23" W, a distance of 27.62 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 8) S 18° 01' 18" W, a distance of 53.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 9) S 15° 18' 59" W, a distance of 125.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 10) S 76° 10' 40" E, a distance of 60.02 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 11) S 77° 46' 03" E, a distance of 60.09 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 12) S 74° 41' 01" E, a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 13) N 15° 18' 59" E, a distance of 126.31 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, said point being the beginning of a curve to the right,
- 14) With said curve to the right, having a radius of 273.51 feet, an arc length of 59.50 feet, and a chord which bears S 64° 44' 45" E, a distance of 59.38 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,

- 15) S 54° 31' 54" E, a distance of 37.99 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 16) S 43° 04' 03" W, a distance of 124.47 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 17) S 46° 59' 32" E, a distance of 150.13 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, for the most southerly southeast corner of the tract described herein,
- 18) S 30° 56' 17" W, a distance of 68.78 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 19) S 38° 42' 12" W, a distance of 50.36 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 20) S 44° 56' 54" W, a distance of 36.08 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 21) S 45° 56' 11" W, a distance of 53.78 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 22) S 45° 32' 22" W, a distance of 60.55 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 23) S 45° 32' 23" W, a distance of 60.77 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 24) S 45° 15' 17" W, a distance of 74.90 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 25) S 45° 53' 27" W, a distance of 60.73 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 26) S 45° 32' 23" W, a distance of 113.06 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 27) S 44° 43' 34" W, a distance of 26.22 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 28) S 45° 32' 23" W, a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 29) S 45° 03' 53" W, a distance of 60.70 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 30) S 44° 05' 25" E, a distance of 3.01 feet to a calculated point,
- 31) S 44° 57' 55" W, a distance of 53.00 feet to a calculated point,
- 32) S 47° 59' 27" W, a distance of 79.84 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 33) S 49° 08' 33" W, a distance of 46.62 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 34) S 52° 17' 34" W, a distance of 32.47 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 35) S 52° 32' 13" W, a distance of 150.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 36) S 65° 48' 34" W, a distance of 51.34 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 37) S 67° 23' 32" W, a distance of 51.69 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,

38) S 45° 26' 17" W, a distance of 695.94 feet to the **POINT OF BEGINNING**, containing 31.015 acres of land.

BEARING BASIS: Texas Coordinate System, South Zone, NAD83, Grid.

BOWMAN WORD FILE: FN 2870

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS §

That I, Daniel Cogburn, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a series of surveys made on the ground during December 2023, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 31th day of January 2024 A.D.

1/31/2024

Bowman Consulting Group, Ltd.

Austin, Texas 78746

\_\_\_\_\_  
Daniel Cogburn

Registered Professional Land Surveyor

No. 6894 – State of Texas



PHASE 6A  
32.015 AC.  
1,394,577 SQ. FT.

LCSM PH. 4, LLC  
248.225 AC.  
DOC. NO. 21059703  
O.P.R.H.C.TX

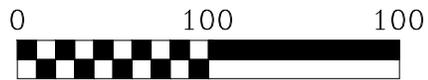
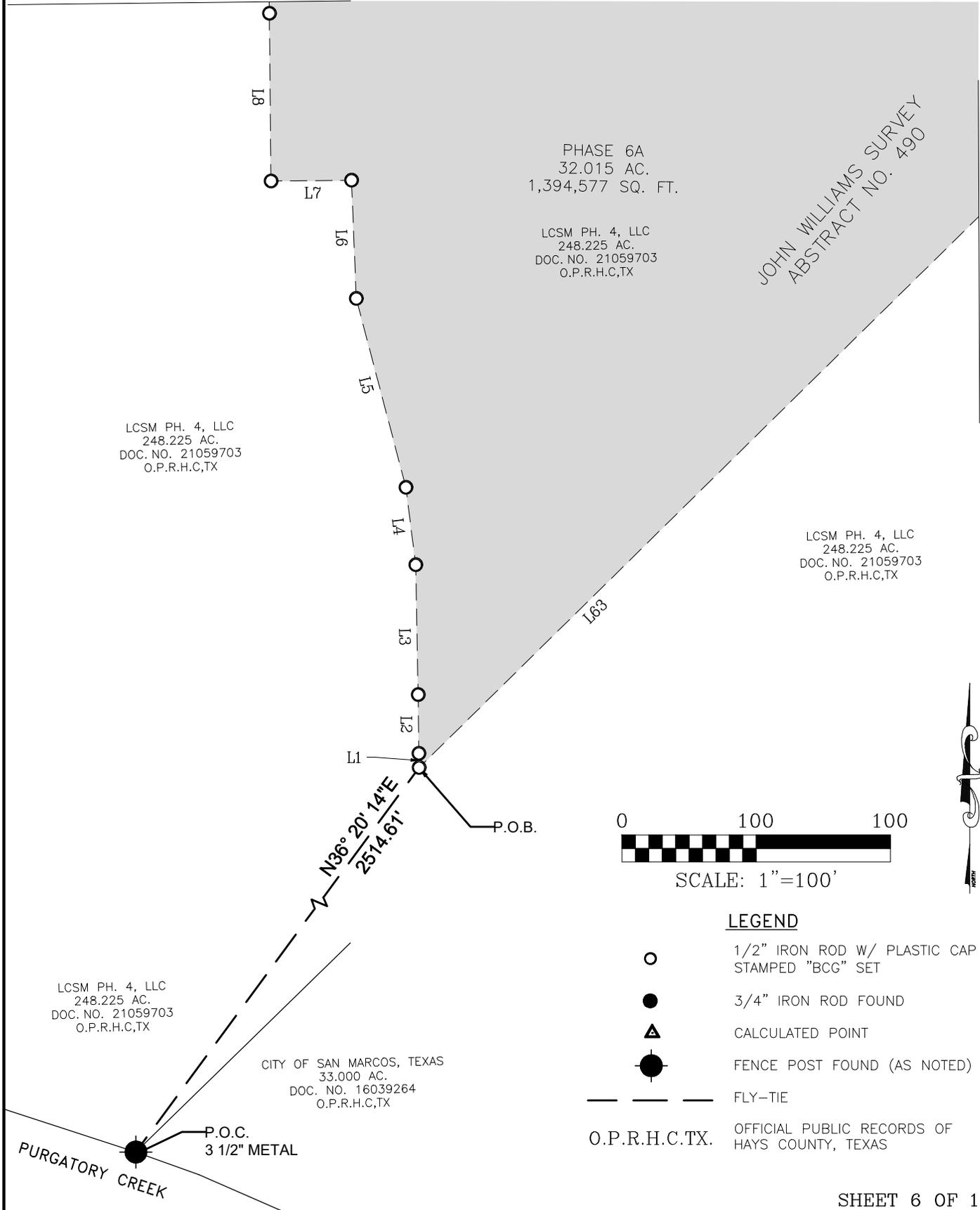
JOHN WILLIAMS SURVEY  
ABSTRACT NO. 490

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CITY OF SAN MARCOS, TEXAS  
33.000 AC.  
DOC. NO. 16039264  
O.P.R.H.C.TX



SCALE: 1"=100'



**LEGEND**

- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- 3/4" IRON ROD FOUND
- CALCULATED POINT
- FENCE POST FOUND (AS NOTED)
- FLY-TIE
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS



Bowman Consulting Group, Ltd.  
807 Las Cimas Pkwy, Las Cima II, #350, Austin, Texas 78746  
Phone: (512) 327-1180 Fax: (512) 327-4062  
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

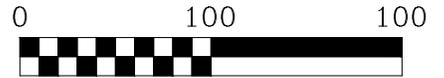
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

EXHIBIT TO ACCOMPANY  
FIELD NOTES DESCRIPTION  
FN2880



**LEGEND**

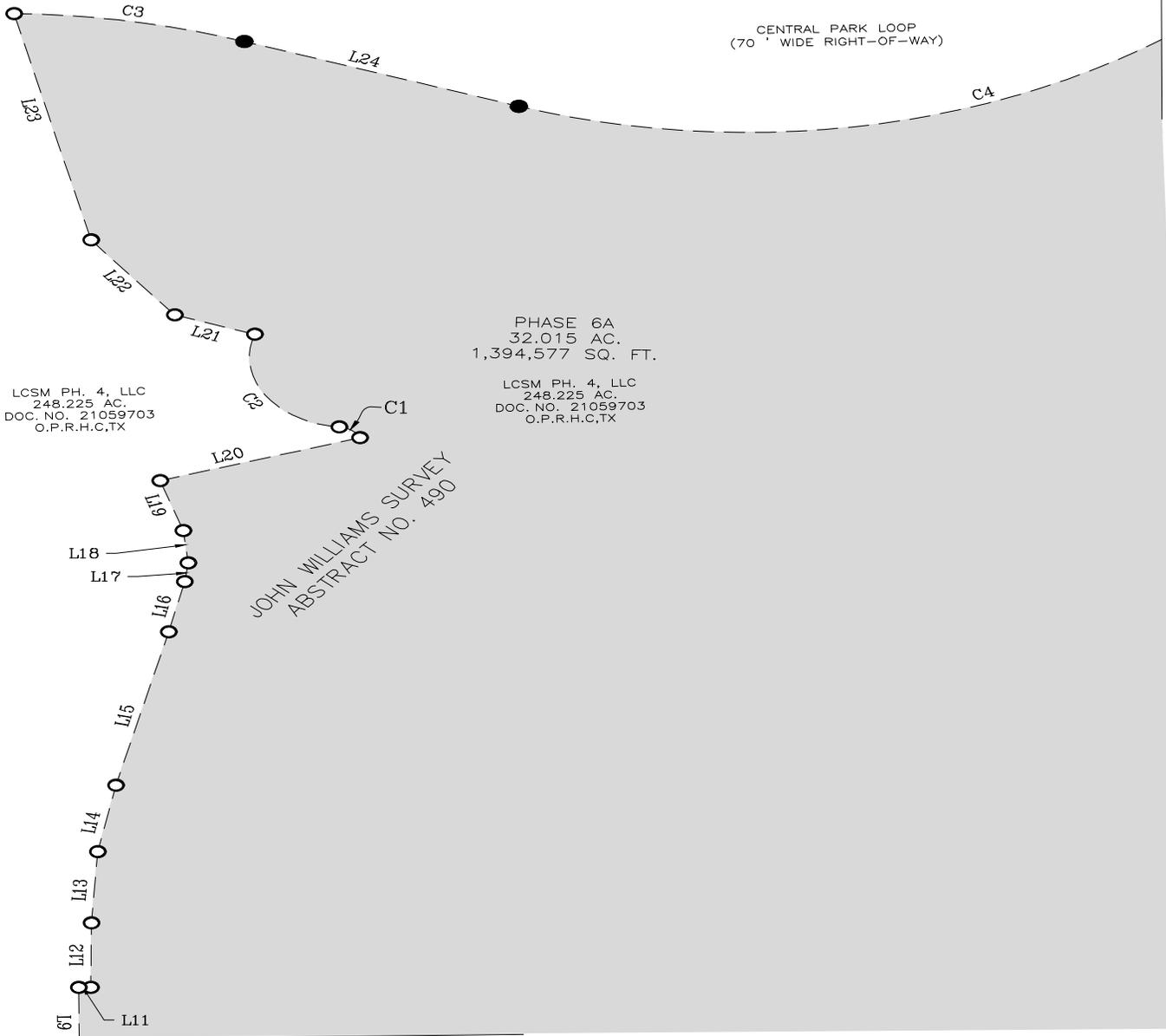
- 1/2" IRON ROD W/ PLASTIC CAP  
STAMPED "BCG" SET
- 3/4" IRON ROD FOUND
- ▲ CALCULATED POINT
- FENCE POST FOUND (AS NOTED)
- FLY-TIE



SCALE: 1"=100'

O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF  
HAYS COUNTY, TEXAS

MATCH LINE 8 OUT OF 13 PAGES



MATCH LINE 6 OUT OF 13 PAGES

SHEET 7 OF 13



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LOT 1, BLOCK A  
FINAL PLAT OF LA CIMA PHASE 4  
DOC. NO. 22050345  
P.R.H.C.TX.

CENTRAL PARK LOOP  
(70' WIDE RIGHT-OF-WAY)

PHASE 6A  
32.015 AC.  
1,394,577 SQ. FT.

LCSM PH. 4, LLC  
248.225 AC.  
DOC. NO. 21059703  
O.P.R.H.C.TX

JOHN WILLIAMS SURVEY  
ABSTRACT NO. 490

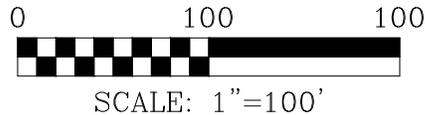
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**LEGEND**

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O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS



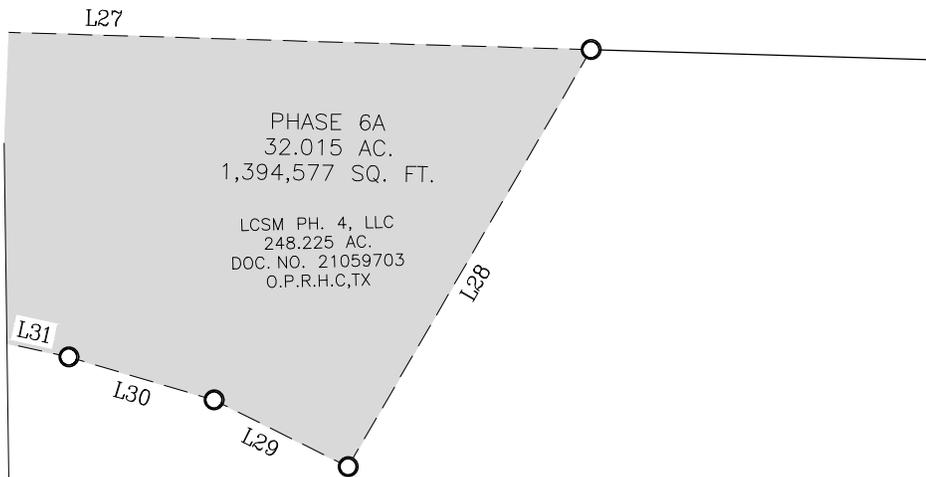
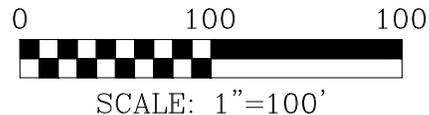
SHEET 8 OF 13

**Bowman**  
CONSULTING

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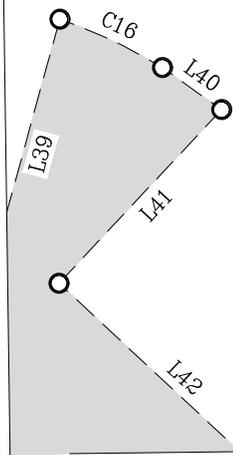
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**LEGEND**

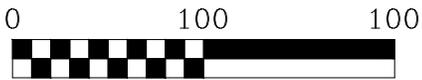
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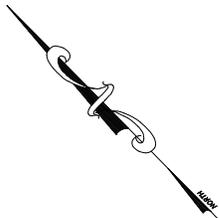
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SCALE: 1"=100'



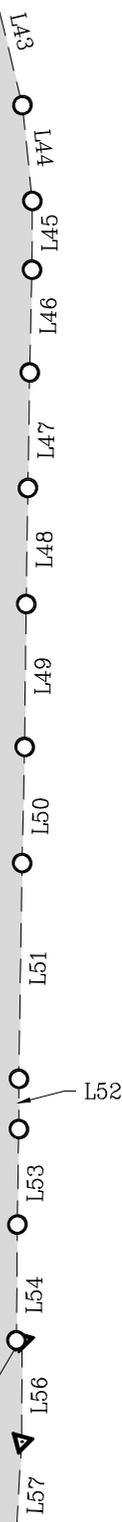
MATCH LINE 9 OUT OF 13 PAGES

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PHASE 6A  
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1,394,577 SQ. FT.

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248.225 AC.  
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JOHN WILLIAMS SURVEY  
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MATCH LINE 11 OUT OF 13 PAGES

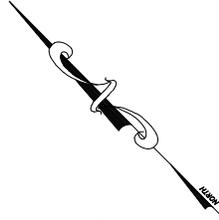
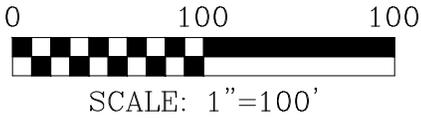
SHEET 10 OF 13



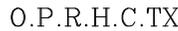
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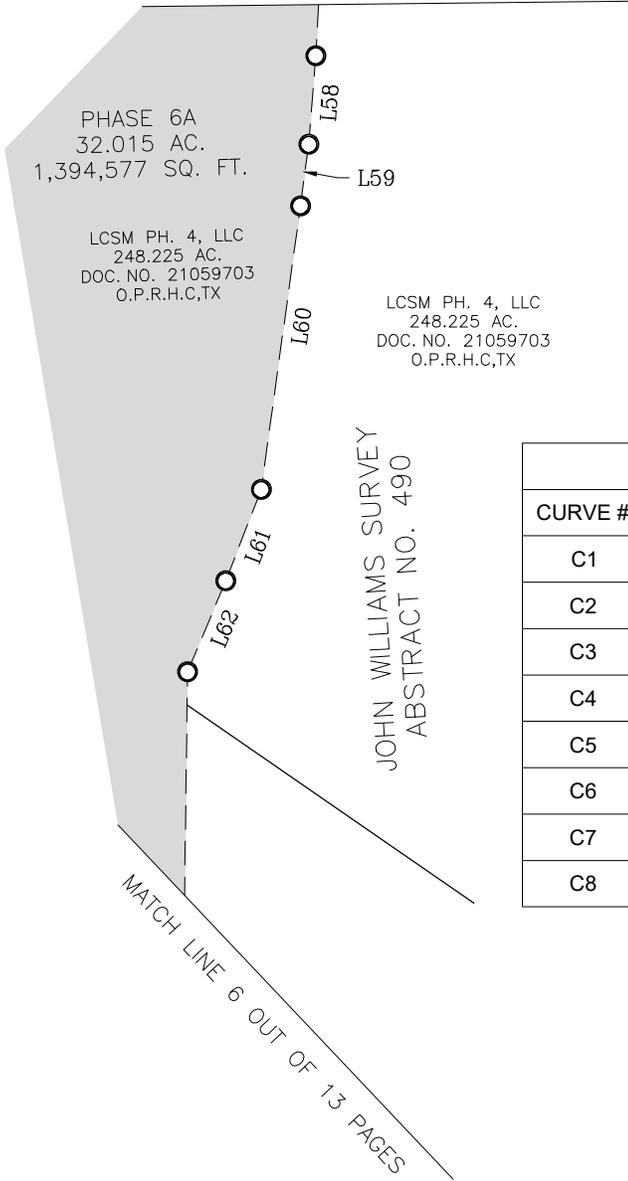
EXHIBIT TO ACCOMPANY  
FIELD NOTES DESCRIPTION  
FN2880



**LEGEND**

-  1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
-  3/4" IRON ROD FOUND
-  CALCULATED POINT
-  FENCE POST FOUND (AS NOTED)
-  FLY-TIE
-  O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

MATCH LINE 10 OUT OF 13 PAGES



CURVE TABLE						
CURVE #	RADIUS	ARC	CH. BEARING	CHORD	DELTA	TANGENT
C1	15.00'	16.31'	N53°23'40"W	15.52'	62°17'44"	9.07'
C2	60.00'	108.36'	N32°48'09"W	94.22'	103°28'45"	76.08'
C3	465.11'	141.52'	S80°15'56"E	140.98'	17°26'02"	71.31'
C4	435.00'	577.47'	N70°25'22"E	535.99'	76°03'41"	340.23'
C5	665.00'	67.64'	N35°18'21"E	67.61'	5°49'40"	33.85'
C6	665.00'	225.00'	N47°54'46"E	223.93'	19°23'09"	113.59'
C7	273.50'	27.64'	N74°52'23"W	27.62'	5°47'22"	13.83'
C8	273.50'	59.50'	S64°44'45"E	59.38'	12°27'50"	29.87'



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EXHIBIT TO ACCOMPANY  
 FIELD NOTES DESCRIPTION  
 FN2880

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N0°37'46"W	10.55'
L2	N0°41'32"W	43.90'
L3	N1°05'02"W	96.71'
L4	N7°13'01"W	58.12'
L5	N14°42'10"W	145.54'
L6	N2°18'29"W	88.26'
L7	S89°26'20"W	60.00'
L8	N0°33'37"W	125.00'
L9	N0°33'40"W	53.00'
L11	N89°26'23"E	7.39'
L12	N0°21'14"E	55.01'
L13	N3°33'39"E	61.10'
L14	N10°59'31"E	57.65'
L15	N13°40'04"E	135.00'
L16	N12°41'33"E	44.02'
L17	N7°27'49"E	16.05'
L18	N6°04'21"W	27.80'
L19	N18°05'31"W	44.89'
L20	N73°06'12"E	126.01'
L21	N71°03'47"W	51.04'
L22	N38°21'25"W	81.56'
L23	N13°30'05"W	198.91'
L24	S71°32'48"E	174.79'
L25	N32°23'32"E	225.69'
L26	S32°23'40"E	73.73'
L27	S88°17'51"E	497.36'
L28	S30°11'20"W	252.69'
L29	N63°29'44"W	78.42'
L30	N73°28'54"W	79.24'
L31	N77°46'03"W	60.00'
L32	S12°13'57"W	125.00'

LINE TABLE		
L33	N77°46'03"W	48.67'
L34	S18°01'18"W	53.00'
L35	S15°18'59"W	125.00'
L36	S76°10'40"E	60.02'
L37	S77°46'03"E	60.09'
L38	S74°41'01"E	60.00'
L39	N15°18'59"E	126.31'
L40	S54°31'54"E	37.99'
L41	S43°04'03"W	124.47'
L42	S46°59'32"E	150.13'
L43	S30°56'17"W	68.78'
L44	S38°42'12"W	50.36'
L45	S44°56'54"W	36.08'
L46	S45°56'11"W	53.78'
L47	S45°32'22"W	60.55'
L48	S45°32'23"W	60.77'
L49	S45°15'17"W	74.90'
L50	S45°53'27"W	60.73'
L51	S45°32'23"W	113.06'
L52	S44°43'34"W	26.22'
L53	S45°32'23"W	50.00'
L54	S45°03'53"W	60.70'
L55	S44°05'25"E	3.01'
L56	S44°57'55"W	53.00'
L57	S47°59'27"W	79.84'
L58	S49°08'33"W	46.62'
L59	S52°17'34"W	32.47'
L60	S52°32'13"W	150.00'
L61	S65°48'34"W	51.34'
L62	S67°23'32"W	51.69'
L63	S45°26'17"W	695.94'



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EXHIBIT TO ACCOMPANY  
 FIELD NOTES DESCRIPTION  
 FN2880

OVERALL MAP  
NOT TO SCALE



LOT 1, BLOCK A  
FINAL PLAT OF LA CIMA  
PHASE 4  
DOC. NO. 22050345  
P.R.H.C.TX.

CENTRAL PARK LOOP  
(70' WIDE RIGHT-OF-WAY)

PHASE 6B

PHASE 6A  
32.015 AC.  
1,394,577 SQ. FT.

LCSM PH. 4, LLC  
248.225 AC.  
DOC. NO. 21059703  
O.P.R.H.C,TX

THE CITY OF SAN  
MARCOS, TEXAS  
51.567 AC.  
DOC. NO.  
17014570  
O.P.R.H.C,TX

P.O.B.

HAYS COUNTY  
110.002 AC.  
DOC. NO. 16007530  
O.P.R.H.C,TX

$N36^{\circ}20'14''E$   
 $2514.61'$

P.O.C.

CITY OF SAN MARCOS,  
TEXAS  
33.000 AC.  
DOC. NO. 16039264  
O.P.R.H.C,TX

SHEET 13 OF 13



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EXHIBIT TO ACCOMPANY  
FIELD NOTES DESCRIPTION  
FN2880

**FIELD NOTES DESCRIPTION**

DESCRIPTION OF A TOTAL AREA OF 23.000 ACRES TRACT OF LAND (1,001,901 SQ. FT.), SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, ALL OF HAYS COUNTY, TEXAS; BEING A PORTION OF A CALLED 248.225 ACRE TRACT DESCRIBED IN THE CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO LCSM PH. 4, LLC, OF RECORD IN DOCUMENT NO. 21059703, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 23.000 ACRES (1,001,901 SQ. FT.) AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON THE ACCOMPANYING EXHIBIT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod with plastic cap stamped "BCG" set, for the south corner of said 248.225 acre tract, same being the west corner of a called 33.000 acre tract of land, described in a deed to the City of San Marcos, Texas, recorded in Document No. 16039264, O.P.R.H.C.TX.;

**THENCE** N 38° 16' 04" E, departing the common line of said 248.225 acre tract and said 33.000 acre tract, over and across the said 248.225 acre tract, a distance of 3,186.48 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, for the **POINT OF BEGINNING** and the west corner of tract described herein;

**THENCE** over and across the said 248.225 acre tract, the following thirty-eight (38) courses and distances:

- 1) N 45° 26' 17" E, a distance of 17.33 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 2) N 67° 23' 32" E, a distance of 51.69 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 3) N 65° 48' 34" E, a distance of 51.34 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 4) N 52° 32' 13" E, a distance of 150.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 5) N 52° 17' 34" E, a distance 32.47 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 6) N 49° 08' 33" E, a distance of 46.62 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 7) N 47° 59' 27" E, a distance of 79.84 feet to a calculated point,
- 8) N 44° 57' 55" E, a distance of 53.00 feet to a calculated point,
- 9) N 44° 05' 25" W, a distance of 3.01 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 10) N 45° 03' 53" E a distance of 60.70 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 11) N 45° 32' 23" E, a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 12) N 44° 43' 34" E, a distance of 26.22 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 13) N 45° 32' 23" E a distance of 113.06 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 14) N 45° 53' 27" E, a distance of 60.73 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 15) N 45° 15' 17" E, a distance of 74.90 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 16) N 45° 32' 23" E, a distance of 60.77 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 17) N 45° 32' 22" E, a distance of 60.55 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 18) N 45° 56' 11" E, a distance of 53.78 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,

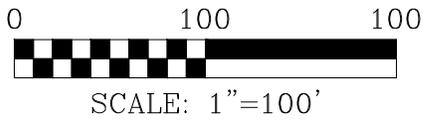
- 19) N 44° 56' 54" E, a distance of 36.08 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 20) N 38° 42' 12" E, a distance of 50.36 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 21) N 30° 56' 17" E, a distance of 68.78 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 22) N 46° 59' 32" W, a distance of 150.13 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 23) N 43° 04' 03" E, a distance of 124.47 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 24) N 54° 31' 54" W, a distance of 37.99 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, said point being the beginning of a curve to the left,
- 25) With said curve to the left, having a radius of 273.51 feet, an arc length of 59.50 feet, and a chord which bears N 64° 44' 45" W, a distance of 59.38 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 26) S 15° 18' 59" W, a distance of 126.31 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 27) N 74° 41' 01" W, a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 28) N 77° 46' 03" W, a distance of 60.09 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 29) N 76° 10' 40" W, a distance of 60.02 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 30) N 15° 18' 59" E, a distance of 125.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 31) N 18° 01' 18" E, a distance of 53.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, said point being the beginning of a curve to the left,
- 32) With said curve to the left, having a radius of 273.46 feet, an arc length of 27.64 feet, and a chord which bears S 74° 52' 23" E a distance of 27.62 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 33) S 77° 46' 03" E, a distance of 48.67 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 34) N 12° 13' 57" E, a distance of 125.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 35) S 77° 46' 03" E, a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 36) S 73° 28' 54" E, a distance of 79.24 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 37) S 63° 29' 44" E, a distance of 78.42 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, and
- 38) N 30° 11' 20" E, a distance of 252.69 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set on the common line of said 248.225 acre tract and of Lot 1, Block A, Final Plat of La Cima Phase 4 subdivision, Document No. 22050345, Plat Records of Hays County, Texas (P.R.H.C.TX.), for the north corner of the tract described herein;

**THENCE** with the common line of said 248.225 acre tract and said Lot 1, the following three (3) courses and distances:

- 1) S 88° 17' 51" E, a distance of 366.72 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,

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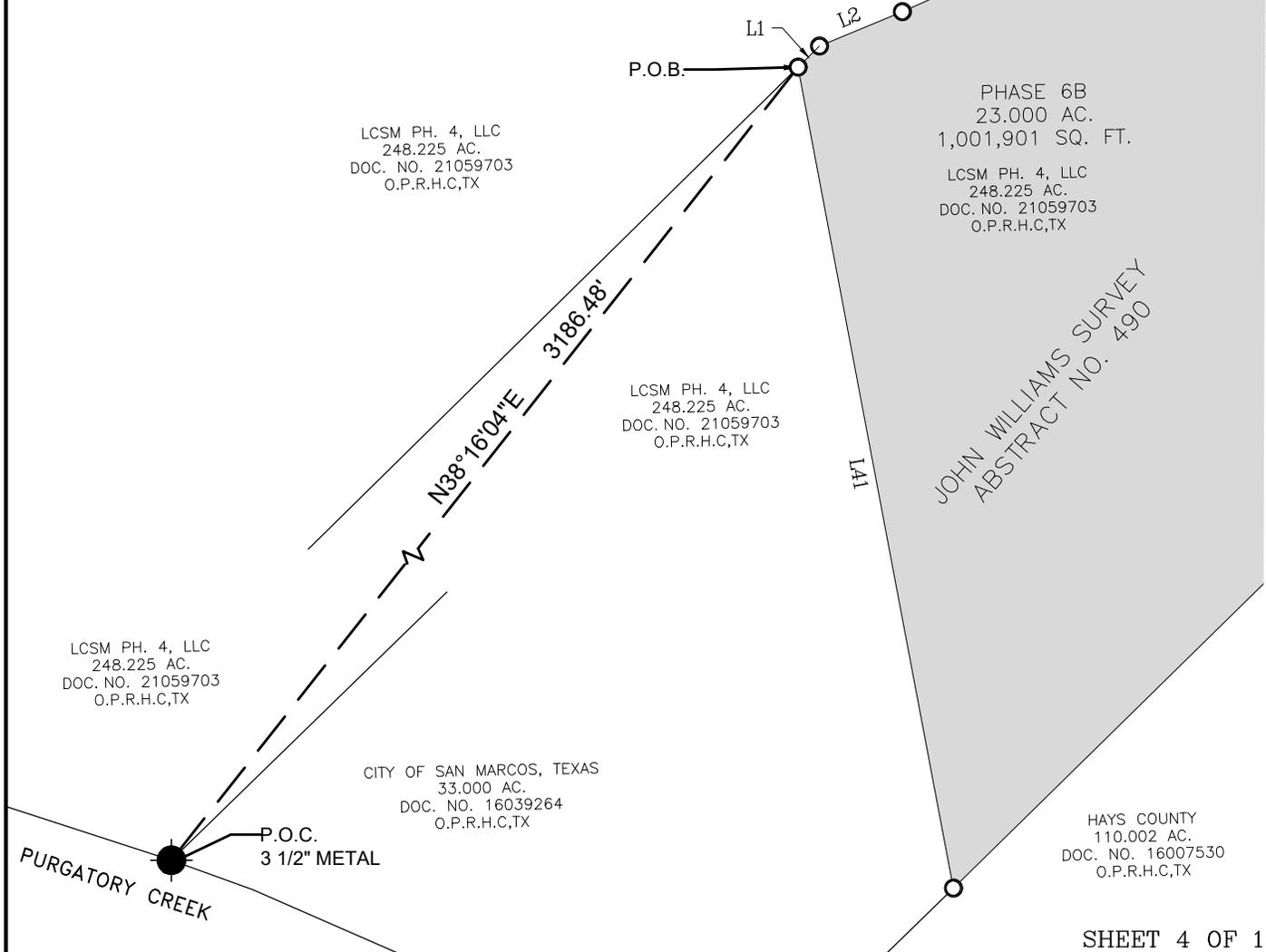


**LEGEND**

- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- 3/4" IRON ROD FOUND
- ▲ CALCULATED POINT
- FENCE POST FOUND (AS NOTED)
- FLY-TIE

O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

MATCH LINE 5 OUT OF 10 PAGES



SHEET 4 OF 10



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EXHIBIT TO ACCOMPANY  
FIELD NOTES DESCRIPTION  
FN2881

LCSM PH. 4, LLC  
248.225 AC.  
DOC. NO. 21059703  
O.P.R.H.C,TX

PHASE 6B  
23.000 AC.  
1,001,901 SQ. FT.

LCSM PH. 4, LLC  
248.225 AC.  
DOC. NO. 21059703  
O.P.R.H.C,TX

THE CITY OF SAN  
MARCOS, TEXAS  
51.567 AC.  
DOC. NO.  
17014570  
O.P.R.H.C,TX

HAYS COUNTY  
110.002 AC.  
DOC. NO. 16007530  
O.P.R.H.C,TX

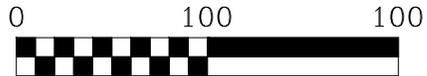
JOHN WILLIAMS SURVEY  
ABSTRACT NO. 490

MATCH LINE 4 OUT OF 10 PAGES

**LEGEND**

-  1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
-  3/4" IRON ROD FOUND
-  CALCULATED POINT
-  FENCE POST FOUND (AS NOTED)
-  FLY-TIE

O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS



SCALE: 1"=100'



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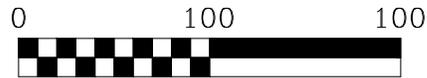
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EXHIBIT TO ACCOMPANY  
FIELD NOTES DESCRIPTION  
FN2881



**LEGEND**

-  1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
-  3/4" IRON ROD FOUND
-  CALCULATED POINT
-  FENCE POST FOUND (AS NOTED)
-  FLY-TIE



SCALE: 1"=100'



O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

SHEET 6 OF 10



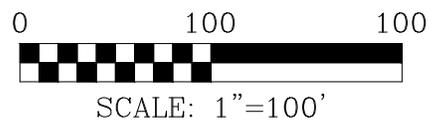
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EXHIBIT TO ACCOMPANY  
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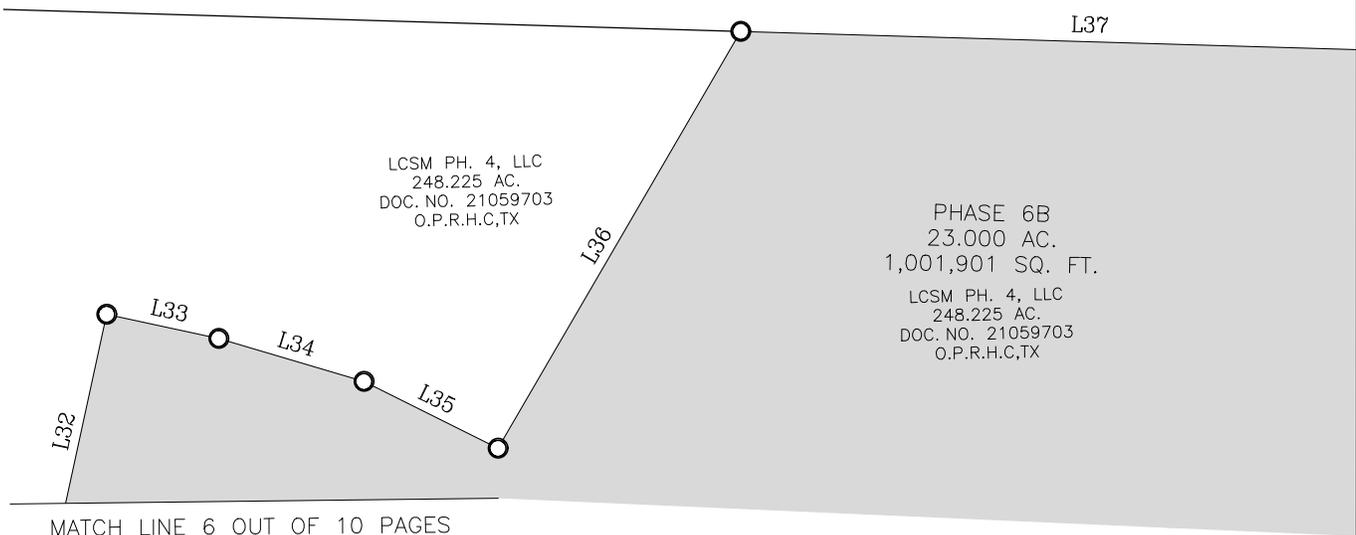
- LEGEND**
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
  - 3/4" IRON ROD FOUND
  - ▲ CALCULATED POINT
  - (with crosshair) FENCE POST FOUND (AS NOTED)
  - FLY-TIE

O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS



LOT 1, BLOCK A  
FINAL PLAT OF LA CIMA PHASE 4  
DOC. NO. 22050345  
P.R.H.C.TX.

JOHN WILLIAMS SURVEY  
ABSTRACT NO. 490



MATCH LINE 6 OUT OF 10 PAGES

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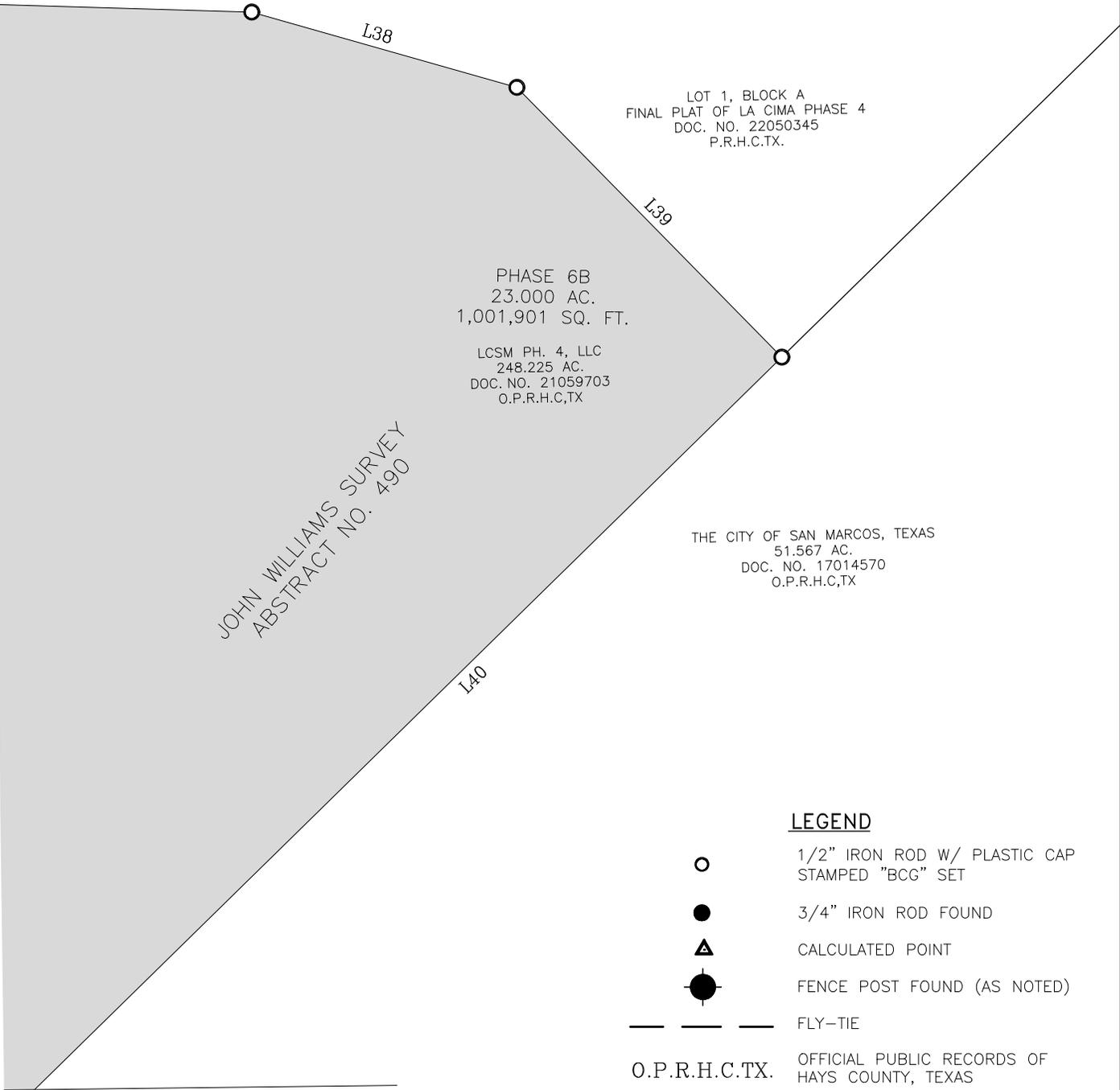
SHEET 7 OF 10



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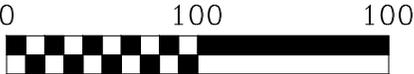
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MATCH LINE 9 OUT OF 10 PAGES

**LEGEND**

-  1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
-  3/4" IRON ROD FOUND
-  CALCULATED POINT
-  FENCE POST FOUND (AS NOTED)
-  FLY-TIE
-  O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS



SCALE: 1"=100'



SHEET 8 OF 10



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EXHIBIT TO ACCOMPANY  
 FIELD NOTES DESCRIPTION  
 FN2881

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N45°26'17"E	17.33'
L2	N67°23'32"E	51.69'
L3	N65°48'34"E	51.34'
L4	N52°32'13"E	150.00'
L5	N52°17'34"E	32.47'
L6	N49°08'33"E	46.62'
L7	N47°59'27"E	79.84'
L8	N44°57'55"E	53.00'
L9	N44°05'25"W	3.01'
L10	N45°03'53"E	60.70'
L11	N45°32'23"E	50.00'
L12	N44°43'34"E	26.22'
L13	N45°32'23"E	113.06'
L14	N45°53'27"E	60.73'
L15	N45°15'17"E	74.90'
L16	N45°32'23"E	60.77'
L17	N45°32'22"E	60.55'
L18	N45°56'11"E	53.78'
L19	N44°56'54"E	36.08'
L20	N38°42'12"E	50.36'
L21	N30°56'17"E	68.78'
L22	N46°59'32"W	150.13'
L23	N43°04'03"E	124.47'
L24	N54°31'54"W	37.99'
L25	S15°18'59"W	126.31'
L26	N74°41'01"W	60.00'
L27	N77°46'03"W	60.09'
L28	N76°10'40"W	60.02'
L29	N15°18'59"E	125.00'
L30	N18°01'18"E	53.00'
L31	S77°46'03"E	48.67'

LINE TABLE		
L32	N12°13'57"E	125.00'
L33	S77°46'03"E	60.00'
L34	S73°28'54"E	79.24'
L35	S63°29'44"E	78.42'
L36	N30°11'20"E	252.69'
L37	S88°17'51"E	366.72'
L38	S74°07'47"E	179.27'
L39	S44°27'37"E	246.11'
L40	S45°32'23"W	2,325.62'
L41	N10°41'48"W	482.60'

CURVE TABLE						
CURVE #	RADIUS	ARC	CH. BEARING	CHORD	DELTA	TANGENT
C1	273.50'	59.50'	N64°44'45"W	59.38'	12°27'50"	29.87'
C2	273.50'	27.64'	S74°52'23"E	27.62'	5°47'22"	13.83'

SHEET 9 OF 10



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EXHIBIT TO ACCOMPANY  
 FIELD NOTES DESCRIPTION  
 FN2881

OVERALL MAP  
NOT TO SCALE



LOT 1, BLOCK A  
FINAL PLAT OF LA CIMA  
PHASE 4  
DOC. NO. 22050345  
P.R.H.C.TX.

CENTRAL PARK LOOP  
(70' WIDE RIGHT-OF-WAY)

PHASE 6B  
23.000 AC.  
1,001,901 SQ. FT.

PHASE 6A

THE CITY OF SAN MARCOS,  
TEXAS  
51.567 AC.  
DOC. NO. 17014570  
O.P.R.H.C,TX

LCSM PH. 4, LLC  
248.225 AC.  
DOC. NO. 21059703  
O.P.R.H.C,TX

P.O.B.

HAYS COUNTY  
110.002 AC.  
DOC. NO. 16007530  
O.P.R.H.C,TX

$N38^{\circ}16'04''E$   
 $3186.48'$

CITY OF SAN MARCOS,  
TEXAS  
33.000 AC.  
DOC. NO. 16039264  
O.P.R.H.C,TX

P.O.C.

SHEET 10 OF 10

**Bowman**  
CONSULTING

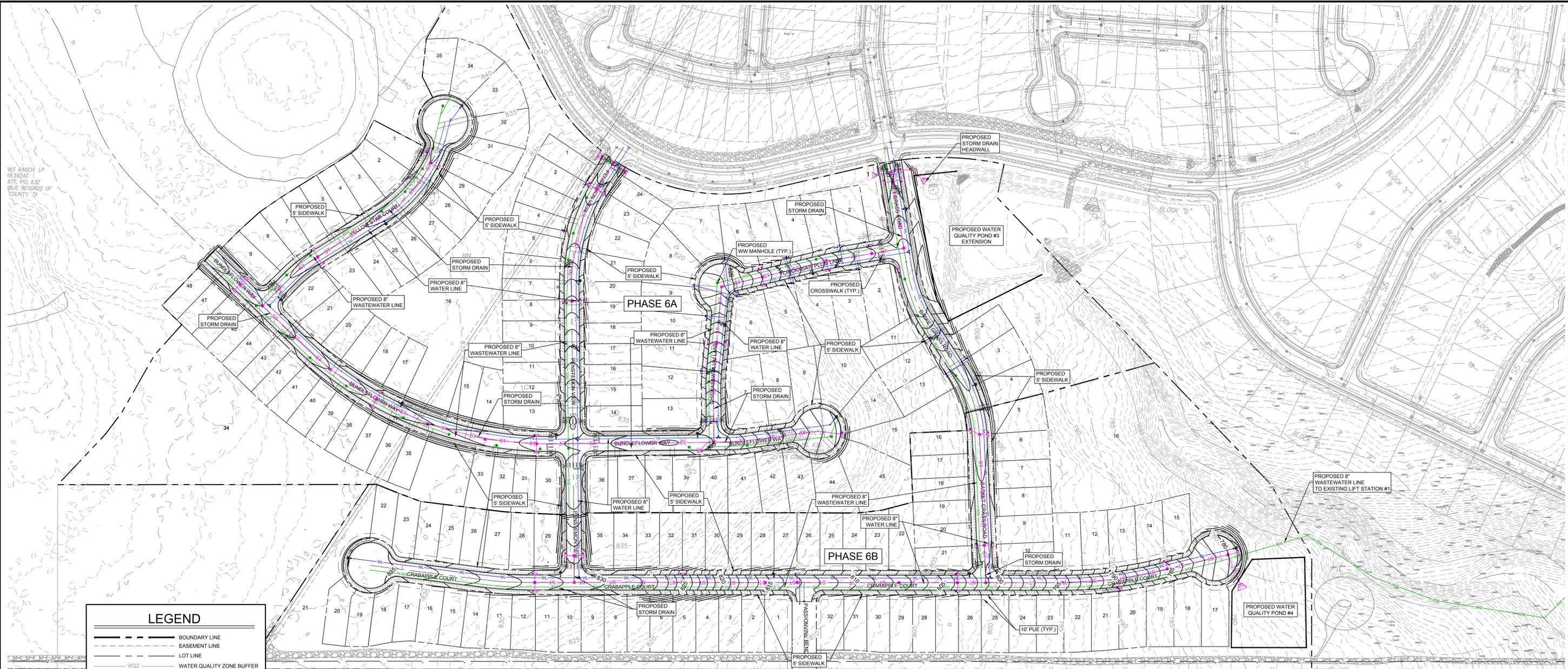
Bowman Consulting Group, Ltd.  
807 Las Cimas Pkwy, Las Cima II, #350, Austin, Texas 78746  
Phone: (512) 327-1180 Fax: (512) 327-4062  
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

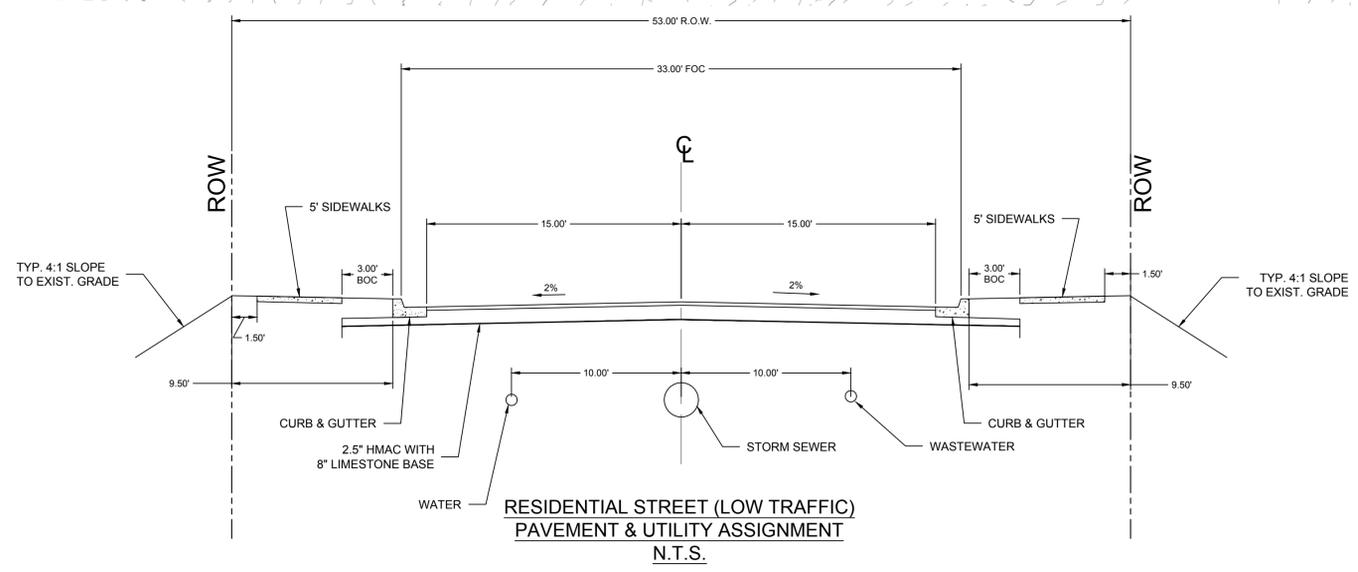
EXHIBIT TO ACCOMPANY  
FIELD NOTES DESCRIPTION  
FN2881

MS RANCH LP  
15-29-2023  
977, PCL 6.32  
BLDG RECORDS OF  
COUNTY TX

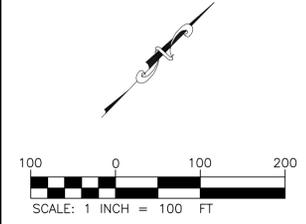
V:\000596 - Lazy Oaks Ranch\000596-01-001 (ENCL) - Lazy Oaks Subdivision\Engineering\Exhibits\Phase 6 Preliminary Plat Exhibit\Phase 6 Preliminary Plat Exhibit.dwg, 24:38:28, August 28, 2023, 12:24 PM, mboback



LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	WATER QUALITY ZONE BUFFER
	CREEK CENTERLINE
	BUILDING LINE
	EXISTING CURB AND GUTTER
	EXISTING RIBBON CURB
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK BY DEVELOPER
	PROPOSED SIDEWALK BY HOMEBUILDER
	PROPOSED ROCK RIP RAP
	FIRE HYDRANT
	GATE VALVE
	WATER SERVICE METER
	WW MANHOLE
	STORM DRAIN MANHOLE
	CURB INLET
	JUNCTION BOX
	HEADWALL
	STREET LIGHT
	PROPOSED WATER LINE
	PROPOSED WASTEWATER LINE
	PROPOSED STORM LINE



RESIDENTIAL STREET (LOW TRAFFIC)  
PAVEMENT & UTILITY ASSIGNMENT  
N.T.S.



<p>LA CIMA PHASE 6 PRELIMINARY PLAT PROPOSED IMPROVEMENTS EXHIBIT</p>		<p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF MARGARET G. HICKOK, P.E. #149657 ON AUGUST 28 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.</p>
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		<p>SHEET 1 OF 1</p>

PRELIMINARY NOT FOR CONSTRUCTION