

LA CIMA PHASE 5B
FINAL PLAT

STATE OF TEXAS §
COUNTY OF HAYS §

I, BRYAN W. LEE, MANAGER OF LCSM PH.4, LLC., BEING THE OWNER OF THE REMAINDER OF A CALLED 41.4436 ACRE TRACT OF LAND OUT OF THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS, DESCRIBED IN THE DEED TO LCSM PH. 4, LLC., OF RECORD IN DOCUMENT NO. 21048162, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 18.060 ACRES OF THE SAID REMAINDER OF 41.4436 ACRES OF LAND AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

LA CIMA PHASE 5B

SUBDIVISION TO THE CITY OF SAN MARCOS, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT-OF-WAY AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IN WITNESS WHEREOF, BRYAN W. LEE, HAVE CAUSED THESE PRESENTS TO BE

EXECUTED THIS THE _____ DAY OF _____, 2023 A.D.

BRYAN W. LEE, MANAGER
303 COLORADO STREET, SUITE 2300
AUSTIN, TX 78701

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BRYAN W. LEE, MANAGER, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023,

BY: _____
NOTARY PUBLIC

FRANK JACKEL, EVP
PLAINS CAPITAL BANK
201 WEST 5TH STREET, SUITE 1000
AUSTIN, TX 78701

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, FRANK JACKEL, EVP, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023,

BY: _____
NOTARY PUBLIC

AREA TABLES PHASE 5B:

- TOTAL ACREAGE: 18.060 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 4.037 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 2,967 LINEAR FEET.

TOTAL NUMBER OF LOTS: 87
SINGLE FAMILY: 84
OPEN SPACE: 3
PRIVATE STREET: 0

PROJECT ADDRESS:

THIS PROJECT IS LOCATED ON WONDER WORLD DRIVE, RANCH ROAD 12, HAYS COUNTY, TEXAS.

NOTES:

- THIS PROJECT IS IN WITHIN THE CITY LIMITS OF THE CITY OF SAN MARCOS
- BUFFER ZONES PER THE APPROVED WATER PROTECTION PLAN PHASE 1 ON NOVEMBER 20, 2014.
- PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG ALL STREETS, INCLUDING BOTH SIDES OF CENTRAL PARK LOOP. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO 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.
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "LCSM PH.4, LLC." OR ITS SUCCESSORS OR ASSIGNS.
- THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENT WITH THE CITY OF SAN MARCOS, DOCUMENT 22046142, EFFECTIVE MAY 17, 2022.
- THIS SUBDIVISION IS SUBJECT TO AND SHALL COMPLY WITH THE FOLLOWING AGREEMENTS BETWEEN THE OWNER AND HAYS COUNTY: AGREEMENT REGARDING LA CIMA HABITAT PRESERVATION, PURGATORY CREEK PARKLAND DEDICATION, AND CENTERPOINT RIGHT-OF-WAY DEDICATION" (EXECUTED JUNE 2, 2015). HAYS COUNTY LICENSE AGREEMENT (EXECUTED AUGUST 28, 2015).
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LA CIMA, AS AMENDED FROM TIME TO TIME, ORIGINALLY RECORDED IN DOCUMENT NO. 17044512, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THE LA CIMA H.O.A. OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE LOTS SHOWN HEREON, AS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS REFERENCED IN NOTE NO. 9, HEREON.
- THE SUBJECT TRACT SHOWN HEREON IS IN THE SAN MARCOS CISD AND IN ESD 3.
- DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
- TRAILS LOCATED WITHIN OPEN SPACE LOTS SHALL PERMIT PUBLIC ACCESS.
- ROAD SECTIONS ARE COVERED BY THE DEVELOPMENT AGREEMENT WITH CITY OF SAN MARCOS AND WILL BE MAINTAINED BY THE CITY OF SAN MARCOS PER THE DEVELOPMENT AGREEMENT.
- SINGLE FAMILY RESIDENTIAL GARDEN/PATIO HOME/ZERO LOT LINE HOMES:

LOT AREA, MINIMUM:	2,700 SQ. FT.
LOT WIDTH, MINIMUM:	28 FEET
LOT DEPTH, MINIMUM:	90 FEET
LOT FRONTAGE, MINIMUM:	25 FEET
FRONT YARD SETBACK, MINIMUM:	10 FEET
SIDE YARD SETBACK, INTERIOR, MINIMUM:	0/5 FEET
SIDE YARD SETBACK, CORNER, MINIMUM:	10 FEET
REAR YARD SETBACK, MINIMUM:	5 FEET
BUILDING HEIGHT, MAXIMUM:	2 STORIES
IMPERVIOUS COVER, MAXIMUM:	3,100 SF

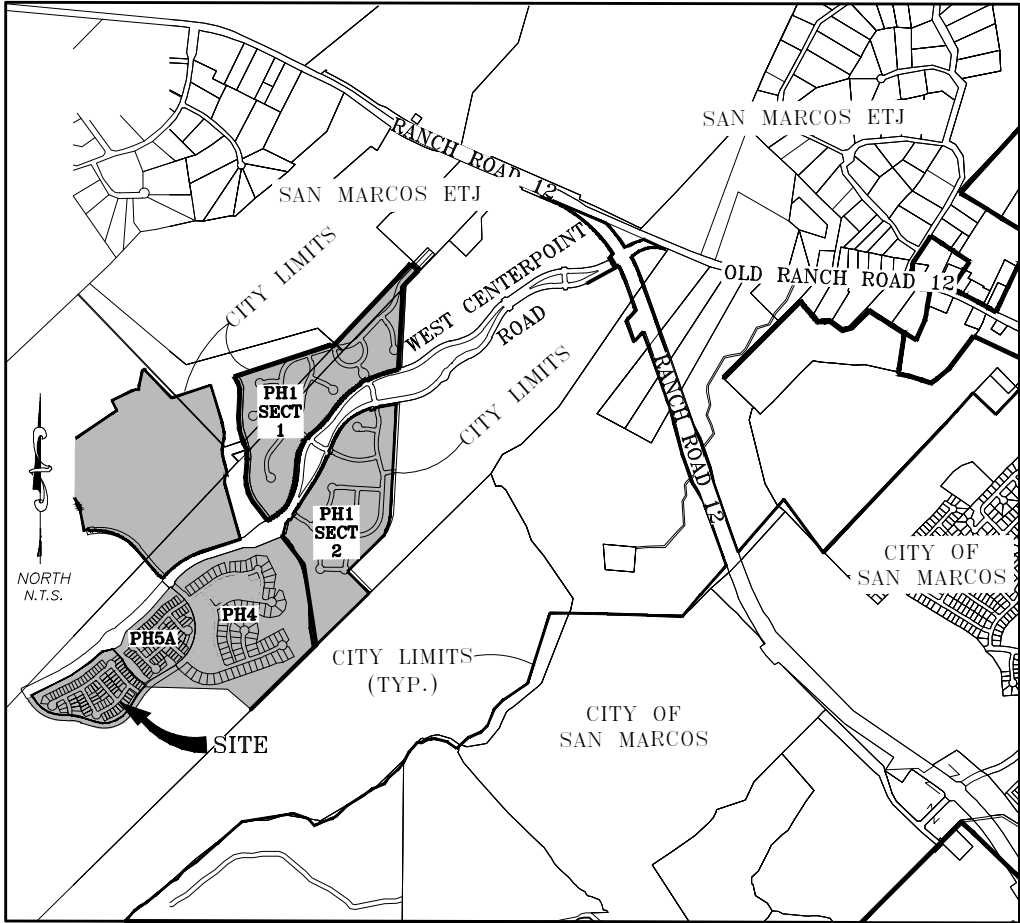
AQUIFER NOTE:

THIS PROJECT IS IN THE EDWARDS AQUIFER RECHARGE ZONE BUT IS NOT IN THE CONTRIBUTING ZONE.

FLOOD NOTE:

THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48209C-0369-F, DATED SEPTEMBER 02, 2005.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, ELAINE H. CARDENAS, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY

OFFICE ON THE _____ DAY OF _____, 2023, A.D., IN THE PLAT RECORDS OF SAID

COUNTY AND STATE IN DOCUMENT NUMBER _____ WITNESS MY HAND AND SEAL OF OFFICE

OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2023, A.D.

FILED FOR RECORD AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 2023, A.D.

BY: _____
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

CITY OF SAN MARCOS
APPROVAL CERTIFICATE

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

CIP & ENGINEERING _____ DATE _____

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES _____ DATE _____

RECORDING SECRETARY _____ DATE _____

CHAIRMAN, PLANNING & ZONING COMMISSION _____ DATE _____

STATE OF TEXAS §
COUNTY OF HAYS §

I, JASON PARKER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: _____
JASON PARKER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6643 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD., 1120 S. CAPITAL OF TEXAS HWY,
BUILDING 3, SUITE 220, AUSTIN, TEXAS 78746
512-327-1180

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

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\

Final Plat\005956_La Cima Phase 5B_FINAL.dwg

DATE: 03-10-23	DRAWN BY: CT/SH/MGH	CREW: BE, MK	
SCALE: 1"=100'	CHECKED BY: J.P.	FB #:	
JOB #: 005956	DRAWING #: PLAT	PLAN #: XXXX	
NO.	REVISION	BY	DATE

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, TX 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

FINAL PLAT
LA CIMA
PHASE 5B
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

LA CIMA PHASE 5B
FINAL PLAT

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SURVEY DOCUMENT

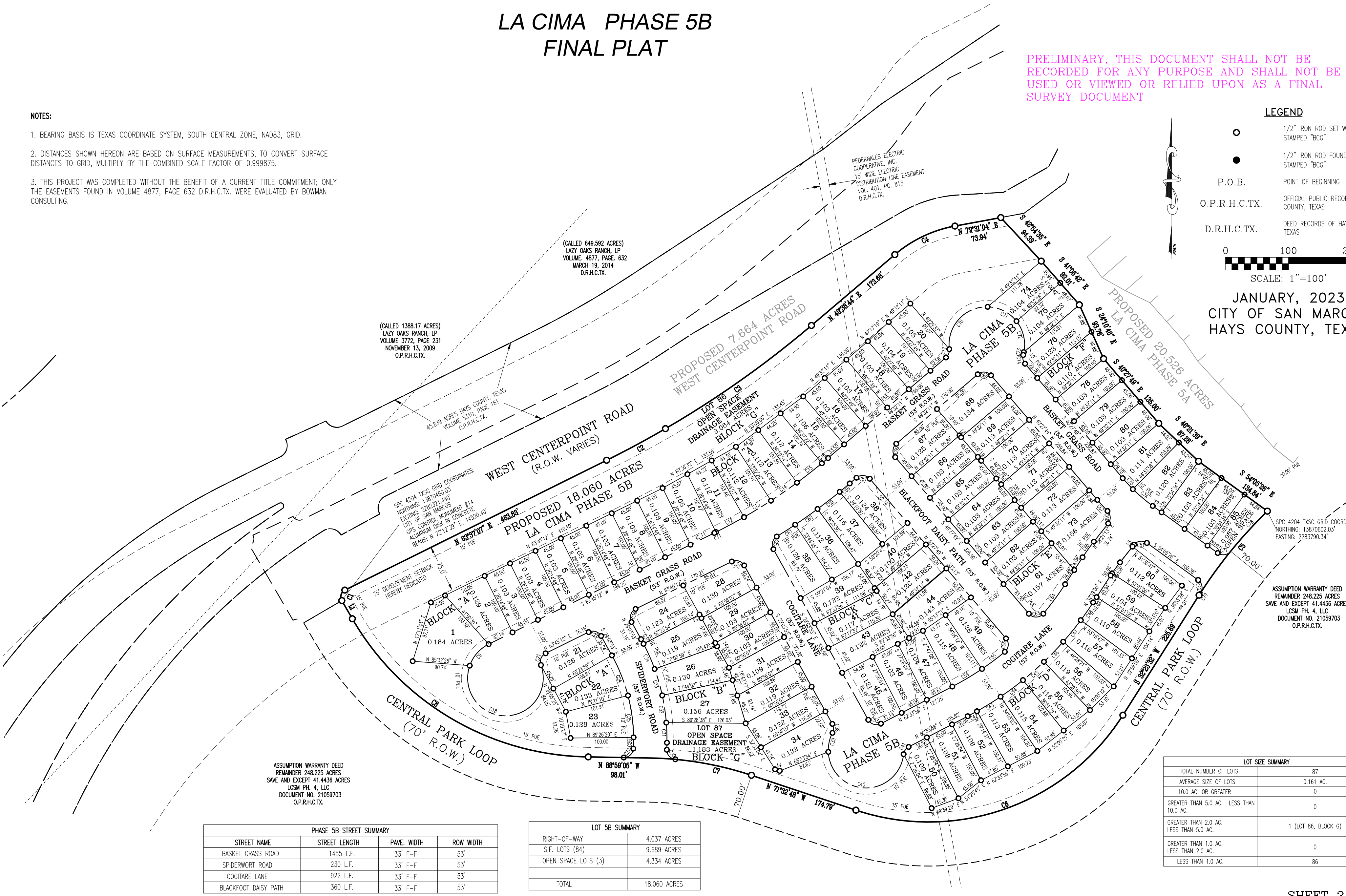
- NOTES:
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
 2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR OF 0.999875.
 3. THIS PROJECT WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; ONLY THE EASEMENTS FOUND IN VOLUME 4877, PAGE 632 D.R.H.C.TX. WERE EVALUATED BY BOWMAN CONSULTING.

LEGEND

- 1/2" IRON ROD SET WITH CAP STAMPED "BCG"
- 1/2" IRON ROD FOUND WITH CAP STAMPED "BCG"
- P.O.B. POINT OF BEGINNING
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS

0 100 200
SCALE: 1"=100'

JANUARY, 2023
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS



ASSUMPTION WARRANTY DEED
REMAINDER 248.225 ACRES
SAVE AND EXCEPT 41.4436 ACRES
LCSM PH. 4, LLC
DOCUMENT NO. 21059703
O.P.R.H.C.TX.

ASSUMPTION WARRANTY DEED
REMAINDER 248.225 ACRES
SAVE AND EXCEPT 41.4436 ACRES
LCSM PH. 4, LLC
DOCUMENT NO. 21059703
O.P.R.H.C.TX.

PHASE 5B STREET SUMMARY			
STREET NAME	STREET LENGTH	PAVE. WIDTH	ROW WIDTH
BASKET GRASS ROAD	1455 L.F.	33' F-F	53'
SPIDERWORT ROAD	230 L.F.	33' F-F	53'
COGITARE LANE	922 L.F.	33' F-F	53'
BLACKFOOT DAISY PATH	360 L.F.	33' F-F	53'

LOT 5B SUMMARY	
RIGHT-OF-WAY	4.037 ACRES
S.F. LOTS (84)	9.689 ACRES
OPEN SPACE LOTS (3)	4.334 ACRES
TOTAL	18.060 ACRES

LOT SIZE SUMMARY	
TOTAL NUMBER OF LOTS	87
AVERAGE SIZE OF LOTS	0.161 AC.
10.0 AC. OR GREATER	0
GREATER THAN 5.0 AC. LESS THAN 10.0 AC.	0
GREATER THAN 2.0 AC. LESS THAN 5.0 AC.	1 (LOT 86, BLOCK G)
GREATER THAN 1.0 AC. LESS THAN 2.0 AC.	0
LESS THAN 1.0 AC.	86

TABLE OF LAND USE	
BLOCK "F", LOT 85; BLOCK "G", LOT 86; BLOCK "G", LOT 87	OPEN SPACE
ALL OTHER LOTS	SINGLE FAMILY

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Final Plat\005956-La Cima Phase 5B_FINAL.dwg			
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Bowman
CONSULTING

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FINAL PLAT
LA CIMA
PHASE 5B
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

LA CIMA PHASE 5B
FINAL PLAT

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BOUNDARY CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	12.06'	19.39'	N 16°15'17" E	17.36'
C2	1597.50'	106.02'	N 61°44'14" E	106.01'
C3	1597.50'	284.12'	N 54°44'26" E	283.75'
C4	205.00'	106.88'	N 64°34'54" E	105.67'
C5	735.00'	172.25'	S 39°06'22" W	171.86'
C6	365.00'	484.54'	S 70°25'22" W	449.74'
C7	535.06'	164.05'	N 80°19'49" W	163.40'
C8	440.01'	453.75'	N 59°38'47" W	433.91'

BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 30°06'14" W	33.34'

LINE TABLE 5B		
LINE #	BEARING	DISTANCE
L2	S 29°03'53" E	6.56'
L3	S 29°03'53" E	6.10'
L4	N 71°32'48" W	7.93'
L5	N 38°21'13" E	3.81'
L6	-----	-----
L7	S 34°29'05" E	5.48'
L8	S 40°27'49" E	4.00'
L9	S 40°27'49" E	8.00'
L10	S 40°27'49" E	12.00'
L11	S 40°27'49" E	16.00'
L12	S 40°27'49" E	20.00'
L13	-----	-----
L14	N 49°32'11" E	14.03'
L15	N 38°21'13" E	31.87'

NOTES:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
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BENCHMARK LIST: NAVD 88 -- GEOID 12A CONSTRAINED TO:
-NGS OPUS
-NGS AREA BENCHMARKS: AX2439, AX2440, AX2441, AY1578, AY1579
-NGS CORS STATIONS: SAM2, TXAU, TXSE, TXSM
-SMARTNET USA CORS STATIONS: G4SM, LCAS, LCFE, LCJC, LCLU, LCONX, LCSM, SG1, TXSS

CITY OF SAN MARCOS GPS MONUMENT NO. 14
(APRIL 2005 DATASHEET, GEOID MODEL NOT LISTED)
PUBLISHED GRID NORTHING: 13874895.73'
PUBLISHED GRID EASTING: 2296145.77'
PUBLISHED NAVD88 ELEVATION: 744.89'
MEASURED GRID NORTHING: 13874895.71
MEASURED GRID EASTING: 2296145.85
MEASURED NAVD88 (GEOID 12A) ELEVATION: 744.97'

BM:005956-90
MAGNAIL W/ WASHER SET IN ROCK OUTCROP.
GRID NORTHING = 13875703.74', GRID EASTING = 2287016.42'
ELEVATION = 839.49'

BM:005956-98
80D NAIL SET IN FREEMAN TRACT.
GRID NORTHING = 13869237.76', GRID EASTING = 2283165.61'
ELEVATION = 835.23'

BM:005956-99
1/2" IRON ROD WITH CAP STAMPED (BCG) SET
NORTHING = 13872377.45', EASTING = 2284755.77'
ELEVATION = 763.51'

CURVE TABLE 5B				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C9	60.00'	46.70'	S 41°27'01" W	45.53'
C10	-----	-----	-----	-----
C11	873.50'	2.89'	S 63°39'31" W	2.89'
C12	873.50'	50.51'	S 61°54'26" W	50.50'
C13	873.50'	50.18'	S 58°36'19" W	50.17'
C14	873.50'	50.18'	S 55°18'50" W	50.17'
C15	873.50'	50.18'	S 52°01'22" W	50.17'
C16	873.50'	12.82'	S 49°57'25" W	12.82'
C17	15.00'	14.77'	S 21°20'04" W	14.18'
C18	60.00'	229.62'	N 89°30'49" E	113.02'
C19	-----	-----	-----	-----
C20	-----	-----	-----	-----
C21	15.00'	21.96'	N 21°48'54" E	20.05'
C22	15.00'	22.82'	S 72°39'21" E	20.69'
C23	-----	-----	-----	-----
C24	273.50'	68.82'	S 21°51'22" E	68.64'
C25	273.50'	67.24'	S 07°36'15" E	67.07'
C26	273.50'	17.79'	S 01°18'06" W	17.78'
C27	15.00'	23.00'	N 47°05'24" E	20.81'
C30	15.00'	22.46'	S 41°53'05" E	20.42'
C31	326.50'	31.99'	N 01°47'29" W	31.97'
C32	326.50'	43.70'	N 08°25'55" W	43.66'
C33	326.50'	43.70'	N 16°05'59" W	43.66'
C34	326.50'	43.70'	N 23°46'04" W	43.66'
C35	326.50'	8.34'	N 28°19'59" W	8.34'
C36	15.00'	24.30'	N 17°20'39" E	21.73'
C37	15.00'	22.82'	S 72°39'21" E	20.69'
C38	15.00'	14.77'	S 00°51'46" E	14.18'
C39	60.00'	31.31'	S 12°23'20" W	30.96'
C40	60.00'	179.36'	S 88°12'00" E	119.65'
C41	15.00'	14.68'	N 34°32'06" E	14.10'
C42	526.50'	16.62'	N 61°39'39" E	16.62'
C43	526.50'	44.17'	N 58°21'10" E	44.16'
C44	526.50'	44.17'	N 53°32'44" E	44.16'
C45	526.50'	44.17'	N 48°44'18" E	44.16'
C46	526.50'	44.17'	N 43°55'52" E	44.16'
C47	526.50'	44.17'	N 39°07'26" E	44.16'
C48	526.50'	34.34'	N 34°51'06" E	34.33'
C49	273.50'	4.06'	N 33°24'29" E	4.06'
C50	273.50'	21.58'	S 36°05'36" W	21.57'
C51	15.00'	22.92'	S 82°07'53" W	20.76'
C52	15.00'	22.64'	N 10°50'57" W	20.55'
C53	15.00'	23.14'	N 73°14'59" W	20.91'
C54	473.50'	54.84'	S 59°14'52" W	54.81'
C55	473.50'	45.27'	S 53°11'28" W	45.25'
C56	15.00'	23.80'	S 04°59'40" W	21.38'
C57	15.00'	23.56'	S 85°27'49" E	21.21'
C58	926.50'	20.75'	N 50°10'41" E	20.75'
C59	926.50'	44.52'	N 52°11'46" E	44.52'
C60	926.50'	43.36'	N 54°54'48" E	43.35'
C61	926.50'	34.84'	N 57°19'53" E	34.84'
C62	15.00'	22.90'	N 14°40'19" E	20.74'
C63	15.00'	26.05'	S 89°47'12" W	22.90'
C64	473.50'	58.29'	S 36°30'36" W	58.25'
C65	326.50'	30.60'	S 35°40'06" W	30.59'
C66	15.00'	21.73'	N 03°09'23" W	19.88'
C67	326.50'	23.95'	S 42°33'54" E	23.94'
C68	15.00'	23.56'	S 85°27'49" E	21.21'
C69	15.00'	23.56'	N 04°32'11" E	21.21'
C70	60.00'	102.80'	S 42°13'04" W	90.68'
C71	60.00'	52.76'	N 63°30'24" W	51.08'
C72	60.00'	52.15'	N 13°24'55" W	50.53'
C73	60.00'	4.66'	N 13°42'47" E	4.66'
C74	15.00'	14.77'	S 12°15'41" E	14.18'
C75	273.50'	23.73'	N 42°56'55" W	23.72'
C76	273.50'	41.32'	N 49°45'44" W	41.28'
C77	15.00'	22.73'	N 82°29'45" E	20.62'
C78	735.00'	86.44'	S 42°27'02" W	86.39'
C79	552.43'	4.52'	N 32°23'32" E	4.52'

SHEET 3 OF 3

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\
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JOHN WILLIAMS SURVEY, ABSTRACT 490
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