

DRP TX 3, LLC
CALLED 231.12 AC.
DOC. NO. 22030063
O.P.R.H.C.T.

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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.

FINAL PLAT
WATERSTONE
UNIT B
HAYS COUNTY, TEXAS

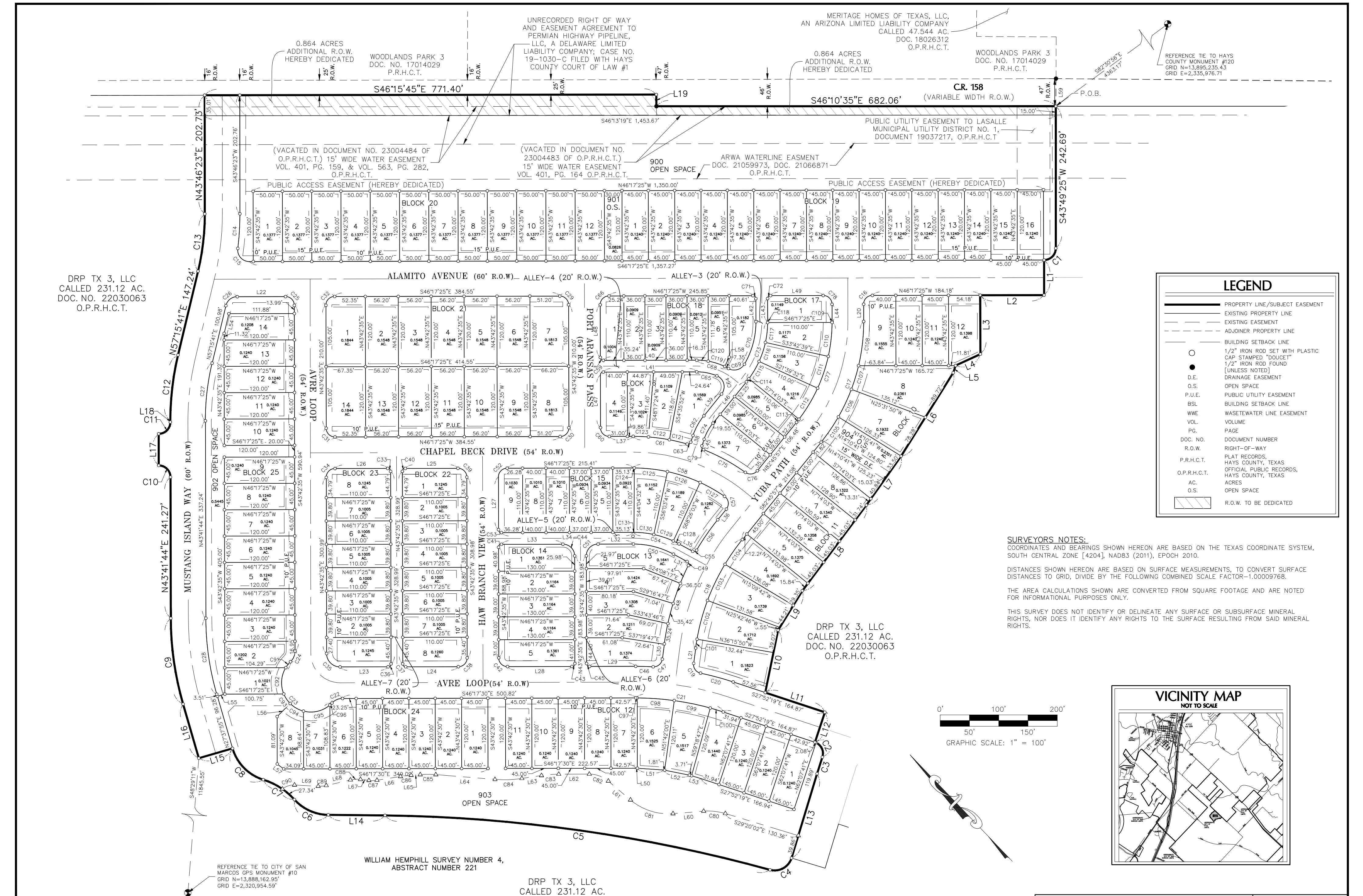
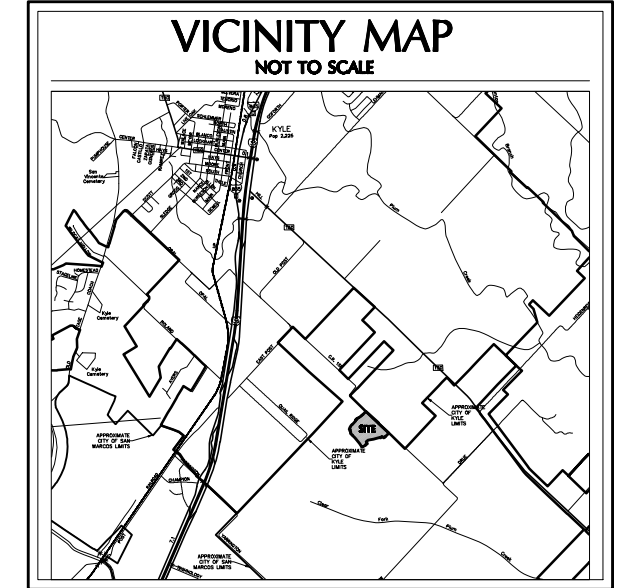
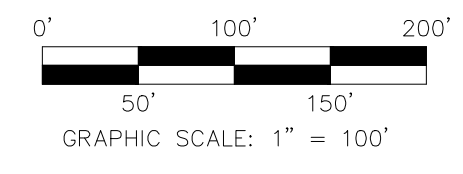
LEGEND	
	PROPERTY LINE/SUBJECT EASEMENT
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	ADJOINER PROPERTY LINE
	BUILDING SETBACK LINE
	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "DOUCET"
	1/2" IRON ROD FOUND [UNLESS NOTED]
	DRAINAGE EASEMENT
	O.S. OPEN SPACE
	P.U.E. PUBLIC UTILITY EASEMENT
	BSL BUILDING SETBACK LINE
	WWE WASTEWATER LINE EASEMENT
	VOL VOLUME
	PG. PAGE
	DOC. NO. DOCUMENT NUMBER
	R.O.W. RIGHT-OF-WAY
	P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
	O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	AC. ACRES
	O.S. OPEN SPACE
	R.O.W. TO BE DEDICATED

SURVEYORS NOTES:
COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010.

DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, DIVIDE BY THE FOLLOWING COMBINED SCALE FACTOR=1.00009768.

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.



REFERENCE TIE TO CITY OF SAN MARCOS GPS MONUMENT #10
GRID N=13,888,162.95'
GRID E=2,320,954.59'

WILLIAM HEMPHILL SURVEY NUMBER 4,
ABSTRACT NUMBER 221

Date:	9-11-2023
Scale:	1"=100'
Drawn by:	SWP
Reviewer:	JB
Project:	913-004
Sheet:	1 of 3
Field Book:	-
Party Chief:	-
Survey Date:	-

DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Firm Number: 3937
TBPELS Firm Number: 10194551

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.38'	20.00'	89°53'10"	S88°46'00"W	28.26'
C2	31.48'	20.00'	90°11'28"	S17°13'25"W	28.33'
C3	29.72'	1,030.00'	1°39'12"	S61°29'34"W	29.72'
C4	46.40'	30.07'	88°23'51"	N74°59'56"W	41.93'
C5	665.98'	2,602.21'	14°39'49"	N38°07'55"W	664.16'
C6	65.37'	79.00'	47°24'30"	N21°53'45"W	63.52'
C7	63.92'	119.00'	30°46'29"	N13°34'44"W	63.15'
C8	78.04'	79.00'	56°35'54"	N00°40'02"W	74.90'
C9	148.59'	530.00'	16°03'49"	N35°39'50"E	148.11'
C10	31.41'	20.00'	89°59'09"	N01°17'50"W	28.28'
C11	31.42'	20.00'	90°00'51"	N88°42'10"E	28.29'
C12	113.65'	480.00'	13°33'57"	N50°28'43"E	113.38'
C13	98.87'	421.31'	13°26'47"	N50°31'02"E	98.65'
C14	59.27'	480.00'	7°04'28"	S47°18'37"W	59.23'
C15	33.91'	20.00'	97°08'16"	S02°16'43"W	29.99'
C16	23.56'	15.00'	90°00'00"	S88°42'35"W	21.21'
C17	222.90'	327.00'	39°03'21"	S63°14'16"W	218.61'
C18	204.23'	373.00'	31°22'14"	S67°04'49"W	201.68'
C19	22.40'	15.00'	85°33'20"	S08°37'02"W	20.37'
C20	57.84'	527.00'	6°17'19"	S31°00'58"E	57.81'
C21	152.06'	473.00'	18°25'11"	S37°04'54"E	151.41'
C22	20.12'	25.00'	46°06'20"	S69°20'40"E	19.58'
C23	159.01'	50.00'	182°12'44"	S01°17'27"E	99.98'
C24	20.12'	25.00'	46°06'20"	S66°45'45"W	19.58'
C25	23.56'	15.00'	90°00'00"	S01°17'25"E	21.21'
C26	26.69'	20.00'	76°26'54"	S84°30'52"E	24.75'
C27	99.44'	420.00'	13°33'57"	N50°28'43"E	99.21'
C28	131.77'	470.00'	16°03'49"	N35°39'50"E	131.34'
C29	23.56'	15.00'	90°00'00"	S01°17'25"E	21.21'
C30	23.56'	15.00'	90°00'00"	S88°42'35"W	21.21'
C31	23.56'	15.00'	90°00'00"	N01°17'25"W	21.21'
C32	23.56'	15.00'	90°00'00"	N88°42'35"E	21.21'
C33	7.85'	5.00'	90°00'00"	S01°17'25"E	7.07'
C34	23.56'	15.00'	90°00'00"	N88°42'35"E	21.21'
C35	36.13'	23.00'	90°00'05"	N01°17'27"W	32.53'
C36	7.85'	5.00'	89°59'55"	S88°42'33"W	7.07'
C37	7.85'	5.00'	90°00'05"	N01°17'28"W	7.07'
C38	23.56'	15.00'	89°59'55"	S88°42'33"W	21.21'
C39	23.56'	15.00'	90°00'00"	S01°17'25"E	21.21'
C40	7.85'	5.00'	90°00'01"	N88°42'35"E	7.07'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C41	7.85'	5.00'	90°00'00"	S88°42'35"W	7.07'
C42	23.56'	15.00'	90°00'05"	S01°17'27"E	21.21'
C43	7.85'	5.00'	89°59'55"	N88°42'33"E	7.07'
C44	31.42'	20.00'	90°00'00"	N01°17'25"W	28.28'
C45	7.85'	5.00'	90°00'05"	S01°17'27"E	7.07'
C46	29.82'	527.00'	3°14'33"	S44°40'14"E	29.82'
C47	22.40'	15.00'	85°33'20"	S85°49'38"E	20.37'
C48	140.80'	427.00'	18°53'36"	N60°50'30"E	140.17'
C49	7.68'	5.00'	88°00'37"	N26°17'00"E	6.95'
C50	71.30'	143.00'	28°34'07"	N32°00'21"W	70.57'
C51	31.42'	20.00'	90°00'00"	S88°42'35"W	28.28'
C52	23.56'	15.00'	90°00'00"	N88°42'35"E	21.21'
C53	7.85'	5.00'	90°00'00"	N01°17'25"W	7.07'
C54	81.27'	163.00'	28°34'07"	N32°00'21"W	80.43'
C55	7.68'	5.00'	88°00'37"	N61°43'36"W	6.95'
C56	63.33'	427.00'	8°29'51"	S78°31'01"W	63.27'
C57	24.68'	15.00'	94°16'03"	S35°37'55"W	21.99'
C58	165.76'	273.00'	34°47'18"	S28°53'46"E	163.22'
C59	7.85'	5.00'	90°00'00"	S88°42'35"W	7.07'
C60	23.56'	15.00'	90°00'00"	S01°17'25"E	21.21'
C61	93.42'	327.00'	16°22'04"	S38°06'23"E	93.10'
C62	38.59'	110.00'	20°05'55"	N72°42'59"E	38.39'
C63	7.63'	5.00'	87°24'38"	S73°37'39"E	6.91'
C64	37.20'	20.00'	106°34'28"	N29°28'43"E	32.07'
C65	35.31'	90.00'	22°28'54"	N35°02'58"W	35.09'
C66	23.56'	15.00'	90°00'00"	S88°42'35"W	21.21'
C67	7.85'	5.00'	90°00'00"	S01°17'25"E	7.07'
C68	56.85'	110.00'	29°36'48"	S31°29'01"E	56.22'
C69	31.10'	20.00'	89°05'05"	S61°13'09"E	28.06'
C70	76.19'	143.00'	30°31'43"	N58°58'27"E	75.30'
C71	7.85'	5.00'	90°00'00"	N01°17'25"W	7.07'
C72	7.85'	5.00'	90°00'00"	S88°42'35"W	7.07'
C73	111.11'	163.00'	39°03'21"	S63°14'16"W	108.97'
C74	31.57'	90.00'	20°05'55"	S72°42'59"W	31.41'
C75	81.56'	327.00'	14°17'27"	S17°35'52"E	81.35'
C76	22.72'	15.00'	86°46'55"	S53°50'36"E	20.61'
C77	186.09'	273.00'	39°03'21"	N63°14'16"E	182.51'
C78	23.56'	15.00'	90°00'00"	N01°17'25"W	21.21'
C79	7.63'	5.00'	87°24'38"	S18°57'43"W	6.91'
C80	37.36'	100.00'	21°24'18"	S40°02'11"E	37.14'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C81	78.35'	100.00'	44°53'29"	S28°17'35"E	76.36'
C82	35.29'	50.00'	40°26'39"	S26°04'10"E	34.57'
C83	29.56'	200.00'	8°28'02"	S50°31'31"E	29.53'
C84	46.08'	200.00'	13°12'05"	S48°09'30"E	45.98'
C85	26.70'	200.00'	7°39'00"	S46°15'20"E	26.68'
C86	18.26'	200.00'	5°13'52"	S52°41'46"E	18.25'
C87	13.86'	50.00'	15°53'05"	S47°22'10"E	13.82'
C88	17.19'	50.00'	19°41'55"	S49°16'35"E	17.11'
C89	13.92'	50.00'	15°56'56"	S51°09'04"E	13.87'
C90	22.30'	29.54'	43°15'28"	S64°39'43"E	21.78'
C91	12.90'	50.00'	14°46'36"	N82°25'37"E	12.86'
C92	46.83'	50.00'	53°39'56"	N48°12'21"E	45.14'
C93	19.71'	50.00'	22°34'55"	N10°04'55"E	19.58'
C94	26.49'	50.00'	30°21'32"	N16°23'19"W	26.18'
C95	47.96'	50.00'	54°57'09"	N59°02'40"W	46.14'
C96	5.13'	50.00'	5°52'35"	N89°27'32"W	5.13'
C97	2.43'	473.00'	0°17'38"	N46°08'41"W	2.43'
C98	63.55'	473.00'	7°41'52"	N42°08'56"W	63.50'
C99	62.85'	473.00'	7°36'46"	N34°29'37"W	62.80'
C100	23.24'	473.00'	2°48'55"	N29°16'46"W	23.24'
C101	15.24'	373.00'	2°20'28"	S52°33'56"W	15.24'
C102	68.69'	373.00'	10°33'04"	S59°00'42"W	68.59'
C103	68.69'	373.00'	10°33'04"	S69°33'46"W	68.59'
C104	51.61'	373.00'	7°55'38"	S78°48'07"W	51.57'
C105	52.32'	327.00'	9°10'01"	N78°10'56"E	52.26'
C106	52.10'	327.00'	9°07'45"	S69°02'03"W	52.05'
C107	42.29'	327.00'	7°24'37"	S60°45'51"W	42.26'
C108	76.19'	327.00'	13°20'57"	S50°23'04"W	76.01'
C109	1.50'	273.00'	0°18'53"	N43°52'02"E	1.50'
C110	58.44'	273.00'	12°15'52"	N50°09'24"E	58.33'
C111	57.43'	273.00'	12°03'08"	N62°18'54"E	57.32'
C112	61.98'	273.00'	13°00'30"	N74°50'43"E	61.85'
C113	6.75'	273.00'	1°24'59"	N82°03'27"E	6.75'
C114	6.75'	163.00'	2°22'21"	S81°34'46"W	6.75'
C115	34.29'	163.00'	12°03'08"	S74°22'02"W	34.22'
C116	34.29'	163.00'	12°03'08"	S62°18'54"W	34.22'
C117	34.29'	163.00'	12°03'08"	S50°15'47"W	34.22'
C118	1.50'	163.00'	0°31'38"	S43°58'24"W	1.50'
C119	29.71'	110.00'	15°28'35"	S28°14'31"E	29.62'
C120	19.79'	110.00'	10°18'37"	S41°08'06"E	19.77'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C121	31.28'	327.00'	5°28'48"	S32°39'44"E	31.26'
C122	36.00'	327.00'	6°18'28"	S38°33'22"E	35.98'
C123	26.14'	327.00'	4°34'49"	S44°00'00"E	26.13'
C124	1.74'	273.00'	0°21'57"	N46°06'26"W	1.74'
C125	57.11'	273.00'	11°59'09"	N39°55'54"W	57.00'
C126	58.95'	273.00'	12°22'22"	N27°45'08"W	58.84'
C127	47.95'	273.00'	10°03'51"	N16°32'02"W	47.89'
C128	10.94'	163.00'	3°50'39"	S19°38'38"E	10.93'
C129	35.20'	163.00'	12°22'22"	S27°45'08"E	35.13'
C130	34.10'	163.00'	11°59'09"	S39°55'54"E	34.04'
C131	1.04'	163.00'	0°21'57"	S46°06'26"E	1.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°53'58"W	60.00'
L2	N46°17'25"W	109.01'
L3	S43°42'35"W	100.63'
L4	N70°51'41"W	46.50'
L5	S62°00'17"W	13.00'
L6	S75°49'19"W	168.00'
L7	S79°08'50"W	102.67'
L8	S80°36'36"W	182.67'
L9	S75°23'03"W	79.11'
L10	S55°27'39"W	108.77'
L11	S27°52'19"E	107.31'
L12	S62°07'41"W	54.00'
L13	S60°39'58"W	150.58'
L14	N45°36'00"W	96.85'
L15	N62°22'05"W	60.00'
L16	N27°37'55"E	96.28'
L17	N43°41'07"E	54.00'
L18	N43°41'44"E	1.98'
L19	S43°08'31"W	20.01'
L20	S43°42'35"W	29.50'
L21	S51°23'42"W	26.39'
L22	S46°17'25"E	82.37'
L23	N46°17'30"W	82.00'
L24	N46°17'30"W	90.00'
L25	S46°17'25"E	90.00'
L26	S46°17'25"E	90.00'
L27	N43°42'35"E	90.00'
L28	S46°17'30"E	110.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S46°17'30"E	78.86'
L30	N51°23'42"E	26.39'
L31	N17°43'18"W	26.57'
L32	N46°17'25"W	60.41'
L33	N46°17'25"W	105.00'
L34	N46°17'25"W	225.41'
L35	N17°43'18"W	26.57'
L36	S82°45'57"W	23.42'
L37	S46°17'25"E	40.86'
L38	N62°40'02"E	12.04'
L39	N82°45'57"E	47.90'
L40	S46°17'25"E	159.56'
L41	N46°17'25"W	159.56'
L42	N43°42'35"E	39.50'
L43	S43°42'35"W	39.50'
L44	N43°42'35"E	29.50'
L45	S62°40'02"W	12.04'
L46	S82°45'57"W	90.81'
L47	S43°42'35"W	90.00'
L48	S43°42'35"W	90.00'
L49	N46°17'25"W	90.00'
L50	S46°05'41"E	2.43'
L51	S42°14'45"E	44.97'
L52	S34°56'31"E	44.97'
L53	S29°34'51"E	21.06'
L54	N57°15'41"E	34.64'
L55	S62°22'05"E	13.25'
L56	N88°47'27"E	31.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L57	N08°47'55"W	13.75'
L58	N69°51'08"E	17.77'
L59	S44°14'13"W	47.27'
L60	S50°44'20"E	52.55'
L61	S05°50'51"E	49.65'
L62	S46°17'30"E	52.17'
L63	S54°45'32"E	33.90'
L64	S41°33'27"E	101.37'
L65	S50°04'50"E	15.55'
L66	S55°18'42"E	40.65'
L67	S39°25'37"E	14.55'
L68	S59°07'32"E	42.42'
L69	S43°10'36"E	40.41'

KNOW ALL MEN BY THESE PRESENTS §

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, DRP TX 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WITH ITS HOME ADDRESS AT 590 MADISON AVENUE, 13TH FLOOR, NEW YORK, NEW YORK 10022, BEING THE OWNERS OF 35.14 ACRES OF LAND IN THE WILLIAM HEMPHILL SURVEY NUMBER 4, ABSTRACT NUMBER 221, HAYS COUNTY, TEXAS, AND BEING A PART OF A CALLED 231.12 ACRE TRACT, DESCRIBED IN DOCUMENT NUMBER 22030063 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 35.14 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

WATERSTONE UNIT B

IN WITNESS WHEREOF, DRP TX 3, LLC, HAVE CAUSED THESE PRESENTS TO BE

EXECUTED THIS THE _____ DAY OF _____, 20__ A.D.

PRELIMINARY

BRIAN CLAUSON DATE
DRP TX 3, LLC
590 MADISON AVENUE
13TH FLOOR
NEW YORK, NEW YORK 10022

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC MY COMMISSION EXPIRES:
IN AND FOR THE STATE OF TEXAS

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, TRACY A. BRATTON, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

PRELIMINARY

TRACY A. BRATTON, P.E. DATE
TEXAS REGISTRATION NO. 90095
DOUCET & ASSOCIATES, INC.
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TEXAS 78735

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, JOHN BARNARD, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

PRELIMINARY

JOHN BARNARD DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5749
DOUCET & ASSOCIATES, INC.
JBARNARD@DOUCETENGINEERS.COM

STREET SUMMARY					
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LINEAR FEET	CITY OF SAN MARCOS ROADWAY CLASSIFICATION	HAYS COUNTY ROADWAY CLASSIFICATION
MUSTANG ISLAND WAY	60' R.O.W.	27'	1136	RS54-30A	MINOR COLLECTOR
ALAMITO AVENUE	60' R.O.W.	27'	1417	RS54-30A	MINOR COLLECTOR
AVRE LOOP	54' R.O.W.	27'	1549	RS54-30A	URBANIZED LOCAL ROADWAY
PORT ARANSAS PASS	54' R.O.W.	27'	297	RS54-30A	URBANIZED LOCAL ROADWAY
CHAPEL BECK DRIVE	54' R.O.W.	27'	779	RS54-30A	URBANIZED LOCAL ROADWAY
HAW BRANCH VIEW	54' R.O.W.	27'	393	RS54-30A	URBANIZED LOCAL ROADWAY
YUBA PATH	54' R.O.W.	27'	779	RS54-30A	URBANIZED LOCAL ROADWAY
ALLEY-3	20' R.O.W.	20'	348	RS20-15	N/A
ALLEY-4	20' R.O.W.	20'	270	RS20-15	N/A
ALLEY-5	20' R.O.W.	20'	392	RS20-15	N/A
ALLEY-6	20' R.O.W.	20'	246	RS20-15	N/A
ALLEY-7	20' R.O.W.	20'	393	RS20-15	N/A
			TOTAL		
			7,999		

HAYS COUNTY:
STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE HANSON 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 _____, 20__ A.D. AT _____ O'CLOCK _____M., AND DULY RECORDED ON THE _____ DAY OF _____, 20__ A.D. AT _____ O'CLOCK _____M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20__ A.D.

PRELIMINARY

ELAINE HANSON CARDENAS, MBA, PHD, COUNTY CLERK
HAYS COUNTY, TEXAS

HAYS COUNTY:
STATE OF TEXAS §
COUNTY OF HAYS §

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.

PRELIMINARY

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES
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

HAYS COUNTY:
STATE OF TEXAS §
COUNTY OF HAYS §

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR 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 GROUNDWATER AVAILABILITY. RAINWATER 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.

PRELIMINARY

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES
HAYS COUNTY, TEXAS

PRELIMINARY

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

WATER & WASTEWATER UTILITY APPROVAL:

WATER

CITY OF KYLE: LEON BARBA, CITY ENGINEER DATE

WASTEWATER

CITY OF KYLE: LEON BARBA, CITY ENGINEER DATE

LOT SUMMARY	
TOTAL NUMBER OF BLOCKS	16
TOTAL NUMBER OF LOTS	147
RESIDENTIAL LOTS	142
DRAINAGE EASEMENT LOTS	0
LANDSCAPE LOTS	0
COMMERCIAL LOTS	0
OPEN SPACE LOTS	5
TOTAL OVERALL ACREAGE	35.14
PARKLAND DEVELOPMENT FEE (142 UNITS @ \$423/UNIT)	\$60,066

PARKLAND DEVELOPMENT NOTE:

THE PARKLAND DEVELOPMENT FEE FOR THIS PLAT HAS BEEN COVERED BY THE PARKLAND IMPROVEMENTS PROVIDED IN CITY OF SAN MARCOS PERMIT NUMBER 2022-44577, AND SUBDIVISION IMPROVEMENT AGREEMENT #PC-23-14, RECORDED IN DOCUMENT NUMBER 23033024 AT THE HAYS COUNTY CLERK.

AREA TABLE:

1. TOTAL LOT ACREAGE: 26.47 ACRES.
THIS PROJECT CONTAINS 147 LOT, AVERAGING 0.1854 AC. THERE ARE:
0 LOTS > 10 AC;
1 LOT BETWEEN 10 AC AND 5 AC;
1 LOTS BETWEEN 5 AC AND 2 AC;
0 LOTS BETWEEN 2 AC AND 1 AC;
145 LOTS < 1 AC.

2. THE TOTAL AREA OF STREET IN THIS SUBDIVISION IS 8.67 ACRES.

3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 7,999 LINEAR FEET.

TOTAL ACREAGE: 35.14 ACRES.

FLOOD NOTE:

THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48209C0405F EFFECTIVE 09-02-2005 AND ISSUED BY FEMA FOR HAYS COUNTY, TEXAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER

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

NOTES:

- THIS PROJECT IS IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS, TEXAS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG ALL STREETS. 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.
- HOA WILL MAINTAIN THE AMENITY CENTER AND THE SIDEWALK/TRAILS IN PUBLIC AREAS.
- THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT OT THE APPROVED WATERSTONE REGULATING PLAN (CITY OF SAN MARCOS REFERENCE NUMBER RP-19-01), DOCUMENT ID 22030049 O.P.R.H.C.T. RECORDED 06/14/2023.
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY OF SAN MARCOS SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "DRP TX 3, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- OPEN SPACE LOTS 900-904 ARE HEREBY DEDICATED BY THIS PLAT AS PUBLIC ACCESS EASEMENTS AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
- PROPOSED ROADWAYS ARE TO BE PUBLIC
- THIS PLAT LIES ENTIRELY OUTSIDE THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONES.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25, AND 100-YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- THIS PROJECT IS LOCATED WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, EMERGENCY SERVICE DISTRICTS #5 AND #9, AND PLUM CREEK GROUNDWATER CONSERVATION DISTRICT.
- ALL LOTS FRONTING ROADWAYS SHALL HAVE A 25-FOOT BUILDING SETBACK LINE PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705 § 8.01 (F).
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED, RETAINED, AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
- ALL ROADWAYS SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- SIDEWALKS ARE REQUIRED ALONG ALL STREETS PER THE APPROVED WATERSTONE REGULATING PLAN.
- WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF KYLE.
- ELECTRIC SERVICE TO BE PROVIDED BY PEDERNALES ELECTRIC CO-OP.
- GAS SERVICE TO BE PROVIDED BY CENTERPOINT ENERGY.
21. 15' WATER EASEMENT CONVEYED TO COUNTY LINE WATER SUPPLY CORPERATION IN VOLUME 401, PAGE 159, AND VOLUME 563, PAGE 282, O.P.R.H.C.T.; VACATED IN DOCUMENT NO. 23004484 OF O.P.R.H.C.T.
22. 15' WATER EASEMENT CONVEYED TO COUNTY LINE WATER SUPPLY CORPERATION IN VOLUME 401, PAGE 164, O.P.R.H.C.T.; VACATED IN DOCUMENT NO. 23004483 OF O.P.R.H.C.T.
- THE FOLLOWING GPS BENCHMARKS ARE TIED TO AND REFERENCED ON THIS PLAT:

CITY OF SAN MARCOS GPS CONTROL MONUMENT #10
ALUMINUM DISK SET IN CONCRETE
GRID N=13,888,162.95'
GRID E=2,320,954.59'
ELEV.=629.43'

HAYS COUNTY GPS CONTROL MONUMENT #H120
GRID N=13,895,235.43'
GRID E=2,335,976.71'
ELEV.=675.459'

**FINAL PLAT
WATERSTONE
UNIT B
HAYS COUNTY, TEXAS**

 Civil Engineering // Entitlements // Geospatial 7401 B. Highway 71 W, Ste. 160 Austin, TX 78735, Tel: (512)-583-2600 www.doucetengineers.com TBPELS Firm Number: 3937 TBPELS Firm Number: 10194551	Date: 9-11-2023
	Scale: 1"=100'
	Drawn by: SWP
	Reviewer: JB
	Project: 913-004
	Sheet: 2 of 3
	Field Book: -
Party Chief: -	
Survey Date: -	