

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



Updated: March, 2023

CONTACT INFORMATION

Applicant's Name	Doug Goss	Property Owner	La Cima Commercial, LP
Company	Natural Development	Company	La Cima Commercial, LP
Applicant's Mailing Address	11612 FM 2244, Bldg 1, Ste 140; Austin, TX 78738	Owner's Mailing Address	303 Colorado, STE 2300 Austin, TX 78701
Applicant's Phone #	512-402-1790	Owner's Phone #	512-695-2875
Applicant's Email	dougg@nd-austin.com	Owner's Email	ericw@nd-austin.com

PROPERTY INFORMATION

Subject Property Address(es): W. Centerpoint Road and RR 12

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 7.500 ac Tax ID #: R 143372

Preferred Scenario Designation: _____ Existing Zoning: NA

Existing Land Use(s): Agriculture-wildlife exemption

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD1

Proposed Land Uses / Reason for Change: City requiring annexation upon platting per Development Agreement

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/

PROPERTY OWNER AUTHORIZATION

I, Bryan Lee, Manager (owner name) on behalf of
La Cima Commercial LP (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
RR 12 West of W. Centerpoint Road (address).

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

Signature of Owner:  Date: 3-7-2024

Printed Name, Title: Bryan Lee, Manager

Signature of Agent:  Date: 3/7/2024


Printed Name, Title: _____

**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: 4/16/2024

Print Name: Doug Goss



CHECKLIST FOR ZONING CHANGE, ZONING OVERLAY OR HISTORIC DISTRICT

The following items are requested for consideration of this application. These and additional items may be required, at the request of the Department, in order to determine the application complete and filed.	Comments
<input type="checkbox"/> <p><i>Pre-development meeting with staff is <u>required</u> unless waived by the Responsible Official</i></p> <ul style="list-style-type: none"> • Please visit http://sanmarcostx.gov/1123/Pre-Development-Meetings to schedule, or email planninginfo@sanmarcostx.gov with any questions. 	
<input type="checkbox"/> Completed Application for Zoning Change, Overlay, or Establishment of Historic District/Landmark	
<input type="checkbox"/> Copy of Subdivision Plat or Metes & Bounds	
<input type="checkbox"/> CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	
<input type="checkbox"/> Certificate of no tax delinquency	
<input type="checkbox"/> Proof of Ownership	
<input type="checkbox"/> Lien Holder(s) Name and Mailing Address(es)	
<input type="checkbox"/> Agreement to the placement of notification signs and acknowledgment of notification requirements	
<input type="checkbox"/> Authorization to represent the property owner, if the applicant is not the owner	
<input type="checkbox"/> Filing Fee \$1,000 + \$150 per acre (\$5,000 max) Technology Fee \$15	
<p>**San Marcos Development Code Section 2.3.1.1(C): “Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete...”</p>	

**PEDERNALES ELECTRIC COOPERATIVE
HAYS COUNTY, TEXAS
7.500 ACRE TRACT**

EXHIBIT "A"

BEING a 7.500 acre tract of land lying in the John Williams Survey, Abstract 490 and in the John Maximillion Jr. Survey No. 15, Abstract 299, Hays County, Texas, same being a portion of a 31.079 acre tract of land described as Exhibit "B" and recorded in document number 17016156, Official Public Records of Hays County, Texas, same also being described by a drawing (7.500 Acres.dwg dated February 28, 2024) attached to and made part hereof and more particularly described as follows:

BEGINNING at a 5/8" iron rod found with Texas Department of Transportation Type III aluminum disk (Northing: 13,877,093.77, Easting: 2,288,535.22) in the southwest right-of-way line of R.M. Highway 12 (varying width right-of-way) for the north corner of the aforementioned 31.079 acre tract, the south corner of a 0.0458 of an acre tract of land as described and recorded in document number 16006618, Official Public Records of Hays County, Texas, a west corner of a 0.464 of an acre tract of land as described and recorded in volume 4264, page 511, Official Public Records of Hays County, Texas, the east corner of a 4.337 acre tract of land described as "Tract One" and recorded in volume 1080, page 874, Official Public Records of Hays County, Texas, and the north corner of the herein described 7.500 acre tract, from which a 1/2" iron rod found in the northwest line of said 4.337 acre tract bears N81°37'38"W a distance of 122.24 feet;

THENCE along the southwest right-of-way line of the aforementioned R.M. Highway 12, a northeast line of the aforementioned 31.079 acre tract and a southwest line of the aforementioned 0.464 of an acre tract, S66°44'02"E a distance of 147.44 feet (S66°44'02"E – 147.44') to a 5/8" iron rod found with Texas Department of Transportation Type III aluminum disk for an interior corner of said 0.464 of an acre tract and an east corner of the herein described 7.500 acre tract;

THENCE along a southeast line of the aforementioned 31.079 acre tract and a northwest line of the aforementioned 0.464 of an acre tract, S23°05'26"W a distance of 19.99 feet to a 5/8" iron rod found with Texas Department of Transportation Type III aluminum disk in a southwest right-of-way line of the aforementioned R.M. Highway 12 for an interior corner of said 31.079 acre tract, a west corner of said 0.464 of an acre tract;

THENCE leaving the southwest right-of-way line of the aforementioned R.M. Highway 12, S23°05'26"W a distance of 46.36 feet a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an interior corner of the herein described 7.500 acre tract;

THENCE S46°22'49"E a distance of 310.56 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an east corner of the herein described 7.500 acre tract, from which a 5/8" iron rod found with Texas Department of Transportation Type III aluminum disk in the southwest right-of-way line of the aforementioned R.M. Highway 12 and a northeast line of the aforementioned 31.079 acre tract for the east corner of the aforementioned 0.464 of an acre tract bears N78°45'57"E a distance of 310.95 feet;

THENCE S43°23'46"W a distance of 694.58 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in a southwest line of the aforementioned 31.0179 acre tract and the northeast line of Lot 1 of the La Cima Fire Station Plat as described and recorded in document number 21021091, Plat Records of Hays County, Texas, for the south corner of the herein described 7.500 acre tract, from which a 1/2" iron rod found with plastic cap stamped "BCG" bears S40°23'45"E a distance of 181.93 feet (Record – S40°23'45"E);

**FEDERNALES ELECTRIC COOPERATIVE
HAYS COUNTY, TEXAS
7.500 ACRE TRACT**

THENCE along a southwest line of the aforementioned 31.079 acre tract and the northeast line of the aforementioned Lot 1, N40°23'45"W a distance of 263.02 feet (Record – N40°23'45"W) to a 1/2" iron rod found with plastic cap strapped "BCG" for an interior corner of said 31.079 acre tract, the north corner of said Lot 1 and an interior corner of the herein described 7.500 acre tract;

THENCE along a southeast line of the aforementioned 31.079 acre tract and the northwest line of the aforementioned Lot 1, S48°50'54"W a distance of 109.33 feet (Record – S48°50'54"W – 109.93') to a 1/2" iron rod found for an angle corner of said 31.079 acre tract, an angle corner of the aforementioned 4.337 acre tract and an angle corner of the herein described 7.500 acre tract;

THENCE along a west line of the aforementioned 31.079 acre tract and the east line of the aforementioned 4.337 acre tract, N01°39'13"W a distance of 282.80 feet (Record – N01°39'13"W – 282.80') to a 1/2" iron rod found for the west corner of said 31.079 acre tract and an interior corner of said 4.337 acre tract and the west corner of the herein described 7.500 acre tract;

THENCE along the northwest line of the aforementioned 31.079 acre tract and a southeast line of the aforementioned 4.337 acre tract, N43°23'46"E a distance of 587.87 feet (Record – N43°23'46"E – 587.88') to the **PLACE OF BEGINNING** and containing 7.500 acres of land.

The bearing basis for this survey and noted coordinates is Grid North, Texas State Plane Coordinate System, NAD 1983(HARN), South Central Zone (4204) Epoch: 2010. All noted distances are Surface (Scale Factor: 1.00012).

THE STATE OF TEXAS X
 X **KNOWN TO ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR X

I, Derek Snoga, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in January of 2024.

Date 28th day of February 2024 A.D.




Derek Snoga
Registered Professional Land Surveyor
No. 6511 - State of Texas

LEGAL DESC. 7.500 ACRES.docx
CDS JOB NO. 124016

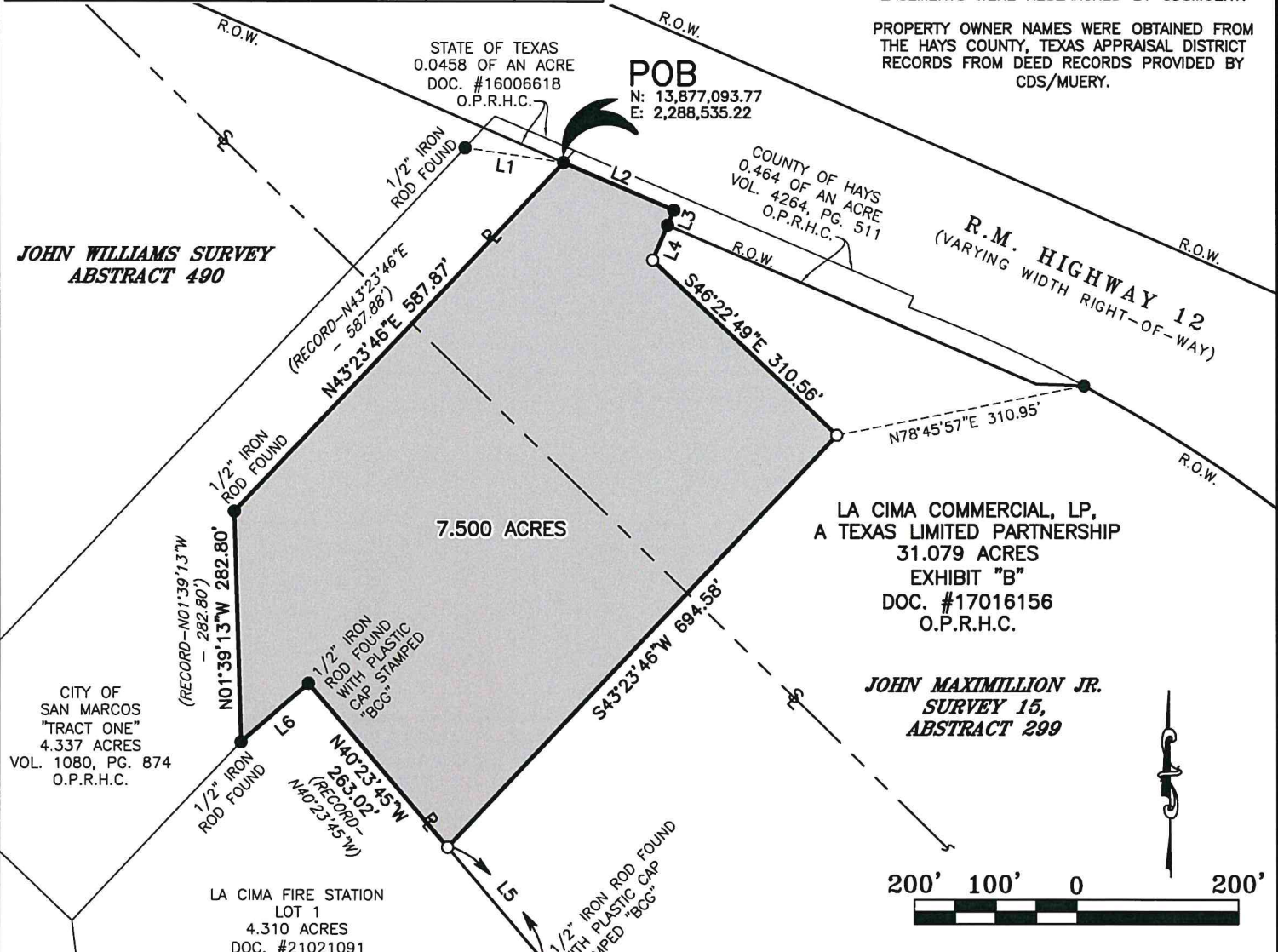
BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE,
NAD83(2011), EPOCH:2010
TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES SHOWN ARE SURFACE.
(GRID X 1.00012 = SURFACE)

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY
ONLY. EASEMENTS SHOWN HEREON ARE FOR
REFERENCE PURPOSES ONLY. NO ADDITIONAL
EASEMENTS WERE RESEARCHED BY CDSMUERY.

PROPERTY OWNER NAMES WERE OBTAINED FROM
THE HAYS COUNTY, TEXAS APPRAISAL DISTRICT
RECORDS FROM DEED RECORDS PROVIDED BY
CDS/MUERY.

LINE	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE	RECORD SOURCE
L1	N81°37'38"W	122.24'			
L2	S66°44'02"E	147.44'	S66°44'02"E	147.44'	"1"
L3	S23°05'26"W	19.99'			
L4	S23°05'26"W	46.36'			
L5	S40°23'45"E	181.93'	S40°23'45"E		"1"
L6	S48°50'54"W	109.33'	S48°50'54"W	109.93'	"1"



JOHN WILLIAMS SURVEY
ABSTRACT 490

STATE OF TEXAS
0.0458 OF AN ACRE
DOC. #16006618
O.P.R.H.C.

POB
N: 13,877,093.77
E: 2,288,535.22

COUNTY OF HAYS
0.464 OF AN ACRE
VOL. 4264, PG. 511
O.P.R.H.C.

R.M. HIGHWAY 12
(VARYING WIDTH RIGHT-OF-WAY)

LA CIMA COMMERCIAL, LP,
A TEXAS LIMITED PARTNERSHIP
31.079 ACRES
EXHIBIT "B"
DOC. #17016156
O.P.R.H.C.

JOHN MAXIMILLION JR.
SURVEY 15,
ABSTRACT 299

CITY OF
SAN MARCOS
"TRACT ONE"
4.337 ACRES
VOL. 1080, PG. 874
O.P.R.H.C.

LA CIMA FIRE STATION
LOT 1
4.310 ACRES
DOC. #21021091
P.R.H.C.

LEGEND

- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- - 5/8" IRON ROD FOUND WITH TEXAS DEPARTMENT OF TRANSPORTATION TYPE III ALUMINUM DISK (UNLESS OTHERWISE NOTED)
- POB - PLACE OF BEGINNING
- P - PROPERTY LINES
- ~ - APPROXIMATE SURVEY LINES
- R.O.W. - RIGHT-OF-WAY
- - - REFERENCE LINE
- P.R.H.C. - PLAT RECORDS OF HAYS COUNTY
- O.P.R.H.C. - OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
- RECORD "1" - RECORD CALL TAKEN FROM DOC. #17016156, O.P.R.H.C.



7.500 ACRES
PEDERNALES ELECTRIC
COOPERATIVE
JOHN MAXIMILLION JR.
SURVEY NO. 15,
ABSTRACT 299 AND
JOHN WILLIAMS SURVEY,
ABSTRACT 490
HAYS COUNTY, TEXAS



Corridor Title Co. GF# 17-0590-3

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

ASSUMPTION GENERAL WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF HAYS §

LAZY OAKS RANCH, LP, a Texas limited liability company (whether one of more, "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by LA CIMA COMMERCIAL, LP, a Texas limited partnership ("Grantee"), and for the further consideration of the partial assumption in the amount of \$4,426,218.71 by Grantee of (i) Grantor's obligations to pay that one certain promissory note dated February 13, 2014, (as amended, modified, renewed, extended, increased and rearranged, the "Note") in the original principal sum of \$16,500,000 executed by Grantor, and payable to the order of GOLDMAN SACHS USA BANK ("Lender"), and (ii) Grantor's obligations to perform the obligations of the maker of the Note under a deed of trust (as amended, modified, renewed, extended, increased and rearranged, the "Deed of Trust") dated February 13, 2014 securing said Note duly recorded in 2014-14003769 of the Official Public Records of Hays County, Texas; the receipt and legal sufficiency of which are hereby acknowledged and confessed; subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of those certain lots, tracts or parcels of land situated in Hays County, Texas, and being more particularly described in Exhibit "A" attached hereto and incorporated herein, TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Property.

This conveyance is made subject and subordinate to the lien for current taxes and assessments which are not yet due and payable, which current taxes and assessments are hereby assumed by Grantee, and to all encumbrances, restrictions, conditions, reservations, easements and other matters of record in Hays County, Texas affecting the Property ("Permitted

Encumbrances”), but only to the extent they are valid and subsisting and affect or relate to the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances as aforesaid, unto Grantee, and Grantee’s heirs, executors, administrators, personal representatives, successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor’s successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Encumbrances, unto Grantee, and Grantee’s heirs, executors, administrators, personal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

[Signature Page to Follow]

EXECUTED effective as of the 12 day of May, 2017.

GRANTOR:

GRANTOR:

LAZY OAKS RANCH, LP,
A Texas limited partnership

By: Lazy Oaks GP, LLC,
A Texas limited liability company

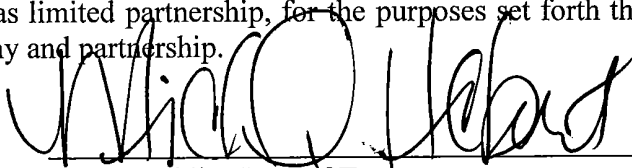
By: 
Bryan W. Lee, Manager

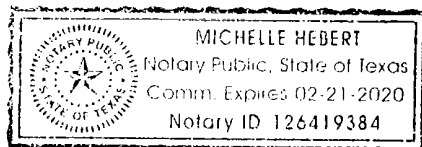
STATE OF TEXAS §

COUNTY OF HAYS §

This instrument was ACKNOWLEDGED before me, on the 12 day of May, 2017, by Bryan W. Lee, Manager of Lazy Oaks GP, LLC, a Texas limited liability company and general partner of Lazy Oaks Ranch, LP, a Texas limited partnership, for the purposes set forth therein on behalf of said limited liability company and partnership.

[S E A L]


Notary Public, State of Texas



Address of Grantee:
303 Colorado, Suite 2300
Suite 2300
Austin, Texas 78701

34.368 Acres
John Williams Survey, A-490 and
Lydia Glasgow Survey No. 14, A-188
Hays County, Texas

EXHIBIT "A"

Job No. 5956-01-001
FN2016(km)
Commercial Tract 1
Page 1 of 3

FIELD NOTES DESCRIPTION

DESCRIPTION OF 34.368 ACRES OF LAND IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 AND THE LYDIA GLASGOW SURVEY NO. 14, ABSTRACT NO. 188, HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 649.592 ACRE TRACT OF LAND DESCRIBED IN THE CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO LAZY OAKS RANCH, LP OF RECORD IN VOLUME 4877, PAGE 632, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 34.368 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND SHOWN ON PLAN NO. 3568, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found in the southwest right-of-way line of Wonder World Drive and the intersecting northwest line of that certain called 114 acres, designated as Tract 1 and conveyed in the deed to the Marvin C. Wills Family Trust of record in Volume 3394, Page 424, Official Public Records of Hays County, Texas, at the east corner of the said 649.592 acre tract, same being the south corner of that certain called 6.4500 acre tract of land described in the deed to the City of San Marcos of record in Volume 3100, Page 712, Official Public Records of Hays County, Texas, same being the most northerly northwest corner of that certain called 6.8059 acre tract of land described in the deed to the City of San Marcos of record in Volume 3197, Page 401, Official Public Records of Hays County, Texas, for the east corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 35°28'03" W, leaving the southwest right-of-way line of Wonder World Drive, with the southeast line of the said 649.592 acre tract and the northwest line of the said 114 acre tract, with the southeast line of the tract described herein, a distance of 1571.35 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for the south corner of the tract described herein, from which a 6 inch cedar fence corner post found at an angle point in the southeast line of the said 649.592 acre tract, same being an angle point in the northwest line of the said 114 acre tract bears S 35°28'03" W, a distance of 280.29 feet;

THENCE N 42°16'41" W, leaving the northwest line of the said 114 acre tract, crossing the said 649.592 acre tract, with the southwest line of the tract described herein, a distance of 1252.09 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set in the southeast right-of-way line of West Centerpoint Road, a variable width right-of-way described in the deed to Hays County, Texas of record in Volume 5310, Page 161, Official Public Records of Hays County, Texas, for the west corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of curvature in the southeast right-of-way line of West Centerpoint Road bears S 27°17'24" W, a distance of 172.47 feet;

THENCE continuing across the said 649.592 acre tract, with the southeast right-of-way line of West Centerpoint Road and with the northwest line of the tract described herein, the following fourteen (14) courses and distances:

1. N 27°17'24" E, a distance of 89.57 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of curvature,
2. with the arc of a curve to the right, having a radius of 465.00 feet, an arc distance of 136.70 feet, and a chord which bears N 35°42'42" E, a distance of 136.21 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of compound curvature,
3. with the arc of a curve to the right, having a radius of 20.00 feet, an arc distance of 35.33 feet, and a chord which bears S 85°15'25" E, a distance of 30.91 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for an angle point,
4. N 47°11'53" E, a distance of 60.61 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of non-tangent curvature,

34.368 Acres
John Williams Survey, A-490 and
Lydia Glasgow Survey No. 14, A-188
Hays County, Texas

Job No. 5956-01-001
FN2016(km)
Commercial Tract 1
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5. with the arc of a curve to the right, having a radius of 20.00 feet, an arc distance of 31.29 feet, an arc chord which bears N 10°10'19" E, a distance of 28.19 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of tangency,
6. N 54°59'28" E, a distance of 190.21 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of curvature,
7. with the arc of a curve to the right, having a radius of 665.00 feet, an arc distance of 379.17 feet, and a chord which bears N 71°19'32" E, a distance of 374.05 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of tangency,
8. N 87°39'35" E, a distance of 120.49 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of curvature,
9. with the arc of a curve to the right, having a radius of 20.00 feet, an arc distance of 30.60 feet, and a chord which bears S 48°30'55" E, a distance of 27.70 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for an angle point,
10. N 89°31'27" E, a distance of 50.14 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of non-tangent curvature,
11. with the arc of a curve to the right, having a radius of 20.00 feet, an arc distance of 32.23 feet, and a chord which bears N 41°29'52" E, a distance of 28.85 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of tangency,
12. N 87°39'35" E, a distance of 3.21 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of curvature,
13. with the arc of a curve to the left, having a radius of 535.00 feet, an arc distance of 245.36 feet, and a chord which bears N 74°31'16" E, a distance of 243.22 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of tangency, and
14. N 61°22'58" E, a distance of 440.55 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set in the southwest right-of-way line of Wonder World Drive, same being the southwest line of the said 6.4500 acre San Marcos tract and the northeast line of the said 649.592 acre tract, at the northern terminus of the southeast right-of-way line of said West Centerpoint Drive, for an angle point in the northwest line of the tract described herein, from which a 1/2 inch iron rod with plastic cap stamped "BCG" previously set for an angle point in the southwest right-of-way line of said Wonder World Drive and the northeast line of the said 649.592 acre tract bears S 77°54'50" W, a distance of 15.72 feet;

THENCE with the southwest right-of-way line of said Wonder World Drive, with the southwest line of the said 6.4500 acre San Marcos tract and the northeast line of the said 649.592 acre tract, with the northwest and northeast lines of the tract described herein, the following three (3) courses and distances:

1. N 77°54'50" E, a distance of 41.30 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for point of non-tangent curvature, for the north corner of the tract described herein,
2. with the arc of a curve to the right, having a radius of 1809.86 feet, an arc distance of 235.33 feet, and a chord which bears S 23°21'10" E, a distance of 235.16 feet to a TXDOT Type II right-of-way monument found for a point of tangency, and
3. S 19°38'27" E, a distance of 222.43 feet to the **POINT OF BEGINNING** and containing 34.368 acres of land, more or less.

34.368 Acres
John Williams Survey, A-490 and
Lydia Glasgow Survey No. 14, A-188
Hays County, Texas

Job No. 5956-01-001
FN2016(km)
Commercial Tract 1
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BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.

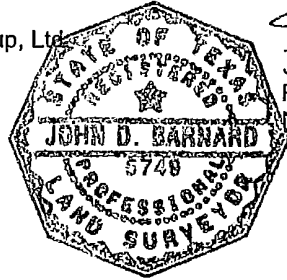
BOWMAN WORD FILE: FN2016(km)
H:\Survey_FieldNotes\FN-2000s\FN2016(km).doc


THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, John D. Barnard, 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 the months of December 2013 through October 2015 and April 2017 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 20th day of April 2017 A.D.

Bowman Consulting Group, Ltd
Austin, Texas 78746




John D. Barnard
Registered Professional Land Surveyor
No. 5749 – State of Texas

31.079 Acres
John Williams Survey, A-490 and
John Maximilian, Jr. Survey No. 15, A-299
Hays County, Texas

EXHIBIT "B"

FN2017R2(km)
Job No. 5956-01-001
Commercial Tract 4
Page 1 of 3

FIELD NOTES DESCRIPTION

DESCRIPTION OF 31.079 ACRES OF LAND IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 AND THE JOHN MAXIMILIAN, JR. SURVEY NO. 15, ABSTRACT NO. 299, HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 649.592 ACRE TRACT OF LAND DESCRIBED IN THE CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO LAZY OAKS RANCH, LP OF RECORD IN VOLUME 4877, PAGE 632, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 31.079 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND SHOWN ON PLAN NO. 3569, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found at a re-entrant corner in the southwest right-of-way line of R.M. Highway No. 12 (R.O.W. varies), at the north corner of the said 649.592 acre tract, same being the southwest corner of that certain called 0.464 acre tract described as "Parcel 65" in Exhibit "C" in the Special Warranty Deed to the County of Hays of record in Volume 4264, Page 511, Official Public Records of Hays County, Texas, and being a point in the southeast line of that certain called 4.337 acre tract of land described in the deed to the City of San Marcos of record in Volume 1080, Page 874, Official Public Records of Hays County, Texas, for the north corner and **POINT OF BEGINNING** of the tract described herein, from which a 1/2 inch iron rod found at an angle point in the southwest right-of-way line of said R.M. Highway No. 12, same being the most northerly northeast corner of the said 4.337 acre tract and the northwest corner of the said 0.464 acre tract bears N 43°23'46" E, a distance of 19.84 feet;

THENCE with the southwest right-of-way line of said R.M. Highway No. 12, with the south line of the said 0.464 acre tract and with the northeast line of the said 649.592 acre tract, with the northeast line of the tract described herein, the following four (4) courses and distances:

1. S 66°44'02" E, a distance of 147.44 feet to a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found,
2. S 23°05'26" W, a distance of 19.99 feet to a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found,
3. S 66°45'01" E, a distance of 492.02 feet to a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found, and
4. S 88°03'14" E, a distance of 59.47 feet to a 1/2 inch iron rod with a 1-1/2 inch aluminum cap stamped "Texas Dept of Tran" found for the most easterly corner of said 0.464 acre tract, being in the curving south line of that called 6.4500 acre tract of land described in the Special Warranty Deed to the City of San Marcos, of record in Volume 3100, Page 712, Official Public Records of Hays County, Texas, being in the southerly right-of-way line of Wonder World Drive (R.O.W. width varies);

THENCE leaving the southwest right-of-way line of said R.M. Highway No. 12, with the southwest right-of-way line of said Wonder World Drive, continuing with the northeast line of the said 649.592 acre tract, and the southwest line of the said 6.4500 acre tract, continuing with the northeast line of the tract described herein, the following two (2) courses and distances:

1. with the arc of a curve to the right, having a radius of 1822.36 feet, an arc length of 952.77 feet, and a chord which bears S 47°18'28" E, a distance of 941.96 feet to a 60D nail found in concrete fence corner post, and

31.079 Acres
John Williams Survey, A-490 and
John Maximilian, Jr. Survey No. 15, A-299
Hays County, Texas

FN2017R2(km)
Job No. 5956-01-001
Commercial Tract 4
Page 2 of 3

2. S 37°24'23" W, a distance of 61.05 feet to a 1/2 inch iron rod with plastic cap stamped "BCG" previously set for the terminus of the northwest right-of-way line of West Centerpoint Road, a variable width right-of-way described in the deed to Hays County, Texas of record in Volume 5310, Page 161, Official Public Records of Hays County, Texas, for the east corner of the tract described herein, from which a 1/2 inch iron rod with plastic cap stamped "BCG" previously set for an angle point in the southwest right-of-way line of said Wonder World Drive and the northeast line of the said 649.592 acre tract bears S 37°24'23" W, a distance of 11.09 feet;

THENCE leaving the southwest right-of-way line of said Wonder World Drive, crossing the said 649.592 acre tract, with the northwest right-of-way line of said West Centerpoint Road, with the southeast line of the tract described herein, the following fourteen (14) courses and distances:

1. S 61°22'58" W, a distance of 51.81 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for an angle point,
2. S 28°37'02" E, a distance of 10.00 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for an angle point,
3. S 61°22'58" W, a distance of 10.00 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for an angle point,
4. N 28°37'02" W, a distance of 10.00 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for an angle point,
5. S 61°22'58" W, a distance of 68.41 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of curvature,
6. with the arc of a curve to the right, having a radius of 565.00 feet, an arc distance of 270.29 feet, an a chord which bears S 75°05'16" W, a distance of 267.72 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of tangency,
7. S 88°47'34" W, a distance of 195.85 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of curvature,
8. with the arc of a curve to the left, having a radius of 835.00 feet, an arc distance of 9.64 feet, and a chord with bears S 88°27'43" W, a distance of 9.64 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of reverse curvature,
9. with the arc of a curve to the right, having a radius of 20.00 feet, an arc distance of 30.43 feet, and a chord which bears N 48°16'47" W, a distance of 27.58 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for an angle point,
10. S 84°57'29" W, a distance of 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of non-tangent curvature,
11. with the arc of a curve to the right, having a radius of 20.00 feet, an arc distance of 30.29 feet, and a chord which bears S 38°42'12" W, a distance of 27.48 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of reverse curvature,
12. with the arc of a curve to the left, having a radius of 835.00 feet, an arc distance of 389.76 feet, and a chord which bears S 68°43'30" W, a distance of 386.23 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of tangency,
13. S 55°21'10" W, a distance of 399.97 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point of curvature, and

14. with the arc of a curve to the right, having a radius of 20.00 feet, an arc distance of 31.42 feet, and a chord which bears N 79°38'50" W, a distance of 28.28 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set an angle point in the northwest right-of-way line of said West Centerpoint Road;

THENCE leaving the northwest right-of-way line of said West Centerpoint Road, continuing across the said 649.592 acre tract, with the southwest line of the tract described herein, the following five (5) courses and distances:

1. N 34°38'50" W, a distance of 179.37 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for a point of curvature,
2. with the arc of a curve to the left, having a radius of 630.00 feet, an arc distance of 93.77 feet, an a chord which bears N 38°54'41" W, a distance of 93.69 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for an angle point,
3. N 39°52'15" E, a distance of 349.74 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for an angle point,
4. N 40°23'45" W, a distance of 444.95 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for an angle point, and
5. S 48°50'54" W, a distance of 109.33 feet to a 1/2-inch iron rod found at an angle point in the northwest line of the said 649.592 acre tract, same being an angle point in the southeast line of the said 4.337 acre tract ,

THENCE with the northwest line of the said 649.592 acre tract and the southeast line of the said 4.337 acre tract, with the northwest line of the tract described herein, the following two (2) courses and distances:

1. N 01°39'13" W, a distance of 282.80 feet to a 1/2-inch iron rod found at an angle point, and
2. N 43°23'46" E, a distance of 587.88 feet to the **POINT OF BEGINNING** and containing 31.079 acres of land, more or less.

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

BOWMAN WORD FILE: FN2017R2(km)


THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, John D. Barnard, 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 the months of December 2013 through October 2015 and April 2017 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 24th day of April 2017 A.D.

Bowman Consulting Group,
Austin, Texas 78746




John D. Barnard
Registered Professional Land Surveyor
No. 5749 – State of Texas



LA CIMA PEC SUBSTATION FINAL PLAT

STATE OF TEXAS §
COUNTY OF HAYS §

I, BRYAN W. LEE, MANAGER OF LA CIMA COMMERCIAL, LP, BEING THE OWNER OF THAT CERTAIN CALLED 31.079 ACRE TRACT OF LAND OUT OF THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 AND THE JOHN MAXIMILIAN JR. SURVEY NO. 15, ABSTRACT NO. 299, HAYS COUNTY, TEXAS, DESCRIBED IN THE DEED TO LA CIMA COMMERCIAL, LP, OF RECORD IN DOCUMENT NO. 17016156, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 7.500 ACRES OF LAND OUT OF THE SAID 31.079 ACRE TRACT, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

LA CIMA PEC SUBSTATION PLAT

FUTURE 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 _____, 2024 A.D.

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BRYAN 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 _____, 2024,

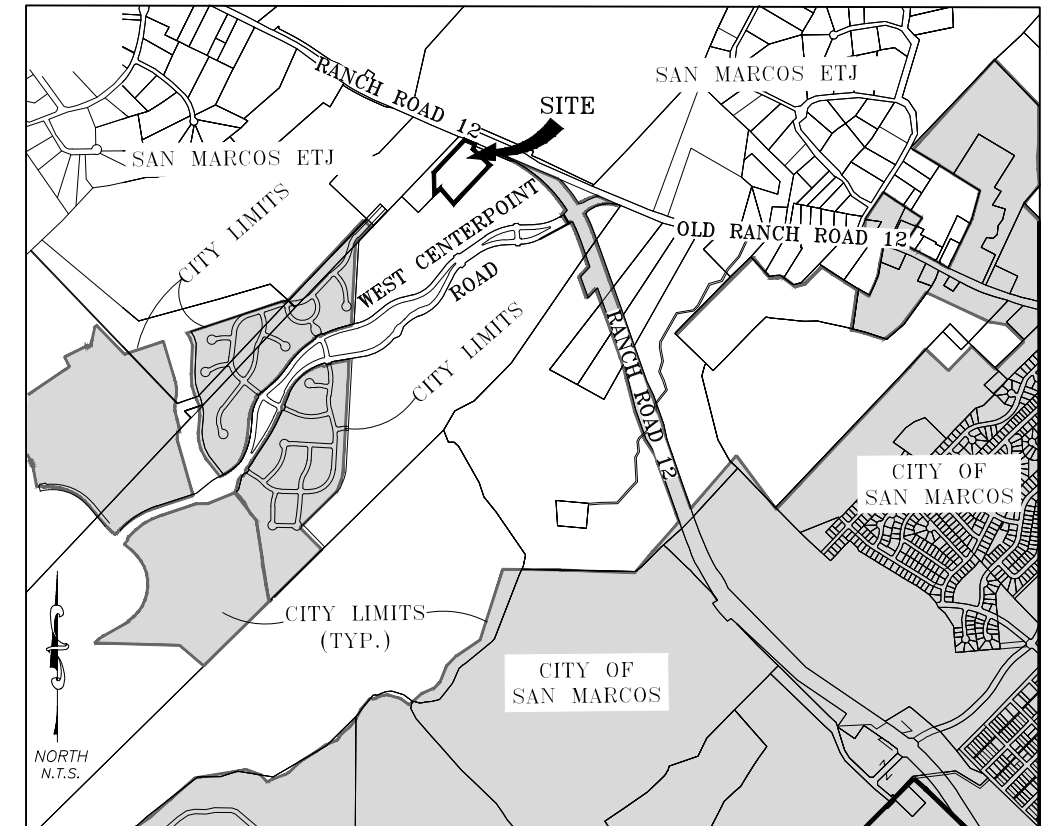
BY: _____
NOTARY PUBLIC

JAMES R. DYESS
HORIZON BANK, SSB
600 CONGRESS AVENUE, SUITE 400
AUSTIN, TX 78701

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JAMES R. DYESS, LIENHOLDER, 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 _____, 2024,

BY: _____
NOTARY PUBLIC



LOCATION MAP
NOT TO SCALE

FLOOD NOTE:

THE SUBJECT TRACT IS SHOWN TO NOT BE IN ANY FLOOD ZONE, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48209C-0388-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).

UTILITY NOTE:

WATER/WASTE WATER: CITY OF SAN MARCOS
630 EAST HOPKINS STREET
SAN MARCOS, TEXAS 78666

ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
201 SOUTH AVENUE F
JOHNSON CITY, TEXAS 78636

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 _____, 2024, 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 _____, 2024, A.D.

FILED FOR RECORD AT _____ O'CLOCK __M. THIS THE _____ DAY OF _____, 2024, A.D.

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

AQUIFER NOTE:

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

PROJECT ADDRESS:

THIS PROJECT IS LOCATED SOUTH OF R.M. HIGHWAY NO. 12 AND NORTH OF LA CIMA FIRESTATION, HAYS COUNTY, TEXAS.

NOTES:

1. THIS PROJECT IS IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS
2. BUFFER ZONES PER THE APPROVED WATER PROTECTION PLAN PHASE 1 ON NOVEMBER 20, 2014.
4. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
5. AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "LA CIMA COMMERCIAL, LLC" OR ITS SUCCESSORS OR ASSIGNS.
6. 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).
7. 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.
8. THE SUBJECT TRACT SHOWN HEREON IS IN THE SAN MARCOS CISD.
9. THIS DEVELOPMENT IS REGULATED PURSUANT TO THE DEVELOPMENT AGREEMENT AS APPROVED BY THE SAN MARCOS CITY COUNCIL VIA RESOLUTION NO. 2022-106R AND AS RECORDED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY AS INSTRUMENT NUMBER 22046142.
10. IMPERVIOUS COVER IS 60% OF THE GROSS AREA OF THE SUBDIVISION.

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

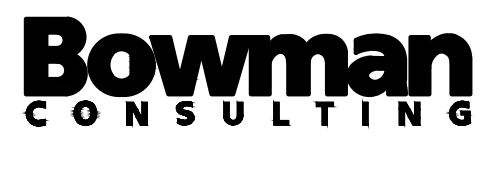
STATE OF TEXAS §
COUNTY OF HAYS §

I, DANIEL WAYNE COGBURN, 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 THE DIRECTION AND SUPERVISION OF DANIEL WAYNE COGBURN, RPLS NO. 6894 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

BY: _____ DATE _____
DANIEL COGBURN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6894 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
807 LAS CIMAS PKWY, LAS CIMAS II, #350
AUSTIN, TEXAS 78746
512-327-1180

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Final Plat\005956-La Cima PEC Substation_FINAL.dwg			
DATE: 03-20-24	DRAWN BY: EH	CREW: CC, BT	
SCALE: 1"=80'	CHECKED BY: DC	FB #:	
JOB #: 005956	DRAWING #:	PLAN #:	
NO.	REVISION	BY	DATE



Bowman Consulting Group, Ltd.
807 Las Cimas Pkwy, Las Cimas 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

FINAL PLAT
LA CIMA PEC SUBSTATION
JOHN WILLIAMS SURVEY, ABSTRACT 490
& JOHN MAXIMILIAN JR. SURVEY NO. 15,
ABSTRACT NO. 299
HAYS COUNTY, TEXAS

LA CIMA PEC SUBSTATION FINAL PLAT

80 0 80
SCALE: 1"=80'

MARCH, 2024
HAYS COUNTY, TEXAS

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, LCFL, LCJC, LCLU, LCNX, LCSM, SG11, 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: 13874895.55
MEASURED GRID EASTING: 2296146.59
MEASURED NAVD88 (GEOID 12A) ELEVATION: 744.98'

BM: 90
80D NAIL SET WITH "BCG" WASHER
NORTHING = 13875703.67, EASTING = 2287016.05
ELEVATION = 839.48'

BM: 303
SQUARE SET IN NW CORNER OF HEADWALL
GRID: NORTHING = 13877157.60, EASTING = 2288475.12
ELEVATION = 818.03'

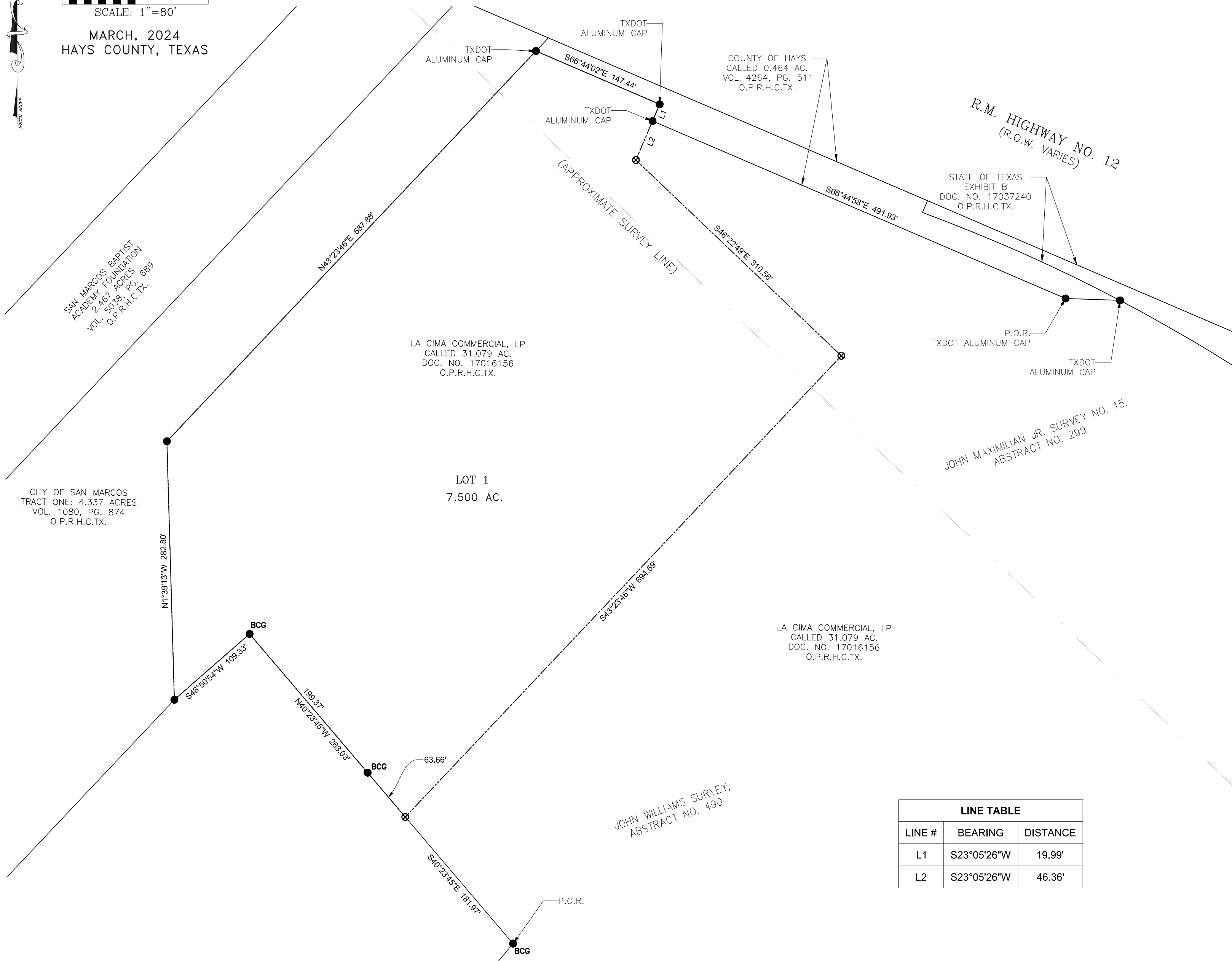
BM: 20,001
MAGNAIL IN CONCRETE
GRID: NORTHING = 13875685.98, EASTING = 2287031.28
ELEVATION = 838.88'

LOT SUMMARY	
LOTS (1)	7.500 ACRES
TOTAL	7.500 ACRES

LEGEND

- 1/2" IRON ROD SET WITH CAP STAMPED "BCG"
- BCG 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
- 1/2" IRON ROD FOUND (OR AS NOTED)
- P.O.R. POINT OF REFERENCE
- () RECORD INFORMATION
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S23°05'26"W	19.99'
L2	S23°05'26"W	46.36'



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.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999875.
4. THIS PROJECT WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT;

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Final Plat\005956_La Cima PEC Substation_FINAL.dwg			
DATE: 03-20-24	DRAWN BY: EH	CREW: CC, BT	
SCALE: 1"=80'	CHECKED BY: DC	FB #:	
JOB #: 005956	DRAWING #:	PLAN #:	
NO.	REVISION	BY	DATE



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807 Las Cimas Pkwy, Las Cimas II, #350, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
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FINAL PLAT
LA CIMA PEC SUBSTATION
JOHN WILLIAMS SURVEY, ABSTRACT 490
& JOHN MAXIMILIAN JR. SURVEY NO. 15,
ABSTRACT NO. 299
HAYS COUNTY, TEXAS