

# FINAL PLAT ESTABLISHING KISSING TREE APARTMENTS

**BEING** a 19.801 acre (862,515 square feet) tract of land situated in the Edward Burleson Survey No. 18, Abstract No. 63, City of San Marcos, Hays County, Texas; being all of that certain 19.801 acre tract described in instrument to KCP Artemis LP in Document No. 21067835 of the Official Public Records of Hays County

**PLAT NOTES:**

1. THIS PROJECT IS WITHIN THE CITY LIMITS OF SAN MARCOS, TEXAS.
2. THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE, THE CONTRIBUTING ZONE, OR THE SAN MARCOS RIVER CORRIDOR.
3. ALL OWNERS OF PRIVATE PROPERTY WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE EASEMENTS, FACILITIES, AND CONDITIONS UPON THEIR INDIVIDUAL PRIVATE PROPERTY.
4. PUBLIC SIDEWALKS BUILT TO THE CITY OF SAN MARCOS STANDARDS ARE REQUIRED.
5. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY OF SAN MARCOS SPECIFICATIONS.
6. ACCORDING TO THE CITY-ADOPTED FLOOD MAPS AND MODEL NO PORTION OF THIS PLAT IS SUBJECT TO THE CITY OF SAN MARCOS FLOODPLAIN REGULATIONS CHAPTER 30.
7. ACCESS TO THE POND FOR MAINTENANCE AND INSPECTION PURPOSES WILL BE PROVIDED THROUGH PROPERTY.
8. THIS DEVELOPMENT IS REGULATED PURSUANT TO THE PASO ROBLES PDD ORDINANCE NO. 2010-59

**SURVEYOR'S NOTES:**

1. GEODETIC BASIS STATEMENT:  
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
2. FLOOD STATEMENT:  
NO PORTION OF THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 48091C0455F, EFFECTIVE DATE: SEPTEMBER 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM).
3. MONUMENTS WERE SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA", UNLESS NOTED OTHERWISE.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN GREGORY MOSIER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, MADE ON THE GROUND UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED OR FOUND UNDER MY SUPERVISION.

JOHN GREGORY MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
GREG.MOSIER@KIMLEY-HORN.COM

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JONATHAN C. KERBY, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 127734

STATE OF TEXAS §  
COUNTY OF HAYS §

I, ELAINE CARDENAS, DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC. NO. \_\_\_\_\_ OF HAYS COUNTY ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK, HAYS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

THE STATE OF TEXAS )  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HAYS )

THAT KCP ARTEMIS LP, LOCATED AT 3710 RAWLINS STREET, STE. 1390, DALLAS, TEXAS 75219, ACTING HEREIN BY AND THROUGH THE UNDERSIGNED, IS THE OWNER OF 19.801 ACRES, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 21067835, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE EDWARD BURLESON SURVEY NO. 18, ABSTRACT NO. 63, CITY SAN MARCOS, HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 19.801 ACRES OF LAND TO BE KNOWN AS KISSING TREE APARTMENTS, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

OWNER/DEVELOPER: NICHOLAS BALSAMO  
KCP ARTEMIS LP  
3710 RAWLINS STREET, STE. 1390  
DALLAS, TEXAS 75219

STATE OF TEXAS §  
COUNTY OF HAYS §

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 ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

NOTARY PUBLIC, HAYS COUNTY, TEXAS

CITY OF SAN MARCOS §  
CERTIFICATE OF APPROVAL §

APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY THE PLANNING AND ZONING COMMISSION CITY OF SAN MARCOS, TEXAS.

CHAIRMAN PLANNING AND ZONING COMMISSION	DATE
DIRECTOR OF DEVELOPMENT SERVICES	DATE
RECORDING SECRETARY	DATE
CIP AND ENGINEERING	DATE

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

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, \_\_\_\_\_, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT \_\_\_\_\_, BEING THE OWNER OF \_\_\_\_\_ ACRES OF LAND OUT OF THE \_\_\_\_\_ SURVEY, ABSTRACT NO. \_\_\_\_\_, HAYS COUNTY, TEXAS

DO HEREBY SUBDIVIDE SAID \_\_\_\_\_ ACRES AS SHOWN ON THIS PLAT, AND DESIGNATE HEREIN AS

ADDRESS: 3615 HUNTER RD SAN MARCOS, TEXAS

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## Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BB	JGM	11/08/2022	069294202	1 OF 2

DWG NAME: K:\S\A\_SURVEY\619365008-KISSING TREE\DWG\PLAT\PLAT.DWG PLOTTED BY: GONZALEZ, DAVID 3/28/2023 4:38 PM LAST SAVED 3/28/2023 4:38 PM

**SUBDIVISION INFORMATION**

**OWNER:** NICHOLAS BALSAMO  
KCP ARTEMIS LP  
3710 RAWLINS STREET, STE. 1390  
DALLAS, TEXAS 75219

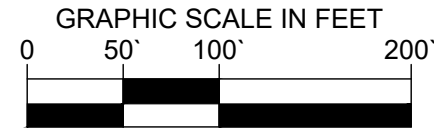
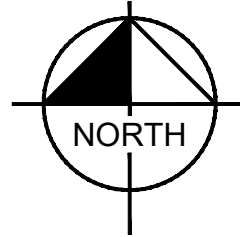
**ACREAGE:** 19.801 ACRES

**SURVEY:** EDWARD BURLESON SURVEY NO. 18, ABSTRACT 63

**SURVEYOR:** JOHN GREGORY MOSIER  
LAND SURVEYOR NO. 6330  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
GREG.MOSIER@KIMLEY-HORN.COM

**ENGINEER:** JONATHAN C. KERBY, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 127734  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, TWO GALLERIA  
OF OFFICE TOWER, SUITE 700  
DALLAS, TX 75240

**LINEAR FOOTAGE OF NEW STREETS:** 235.39'  
**NUMBER OF LOTS:** 1  
**NUMBER OF BLOCKS:** 1  
**LAND USE:** COMMERCIAL  
**DATE:** 04/25/2022



**SURVEYOR'S NOTES:**

1. GEODETIC BASIS STATEMENT:  
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
2. FLOOD STATEMENT:  
NO PORTION OF THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 48209C0478F, EFFECTIVE DATE: SEPTEMBER 2, 2005 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM).
3. MONUMENTS WERE SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA", UNLESS NOTED OTHERWISE.

CALLED 160.033 ACRES  
CARMA PASO ROBLES, LLC  
VOL. 3087 PG.318

CALLED 4.894 ACRE  
CARMA PASO ROBLES LLC  
VOL. 3122 PG. 376  
OPRHC  
(REMAINDER)

CALLED 55.400 ACRES  
VOL 3122 PG 369  
CARMA PASO ROBLES LLC  
OPRHC  
(REMAINDER)

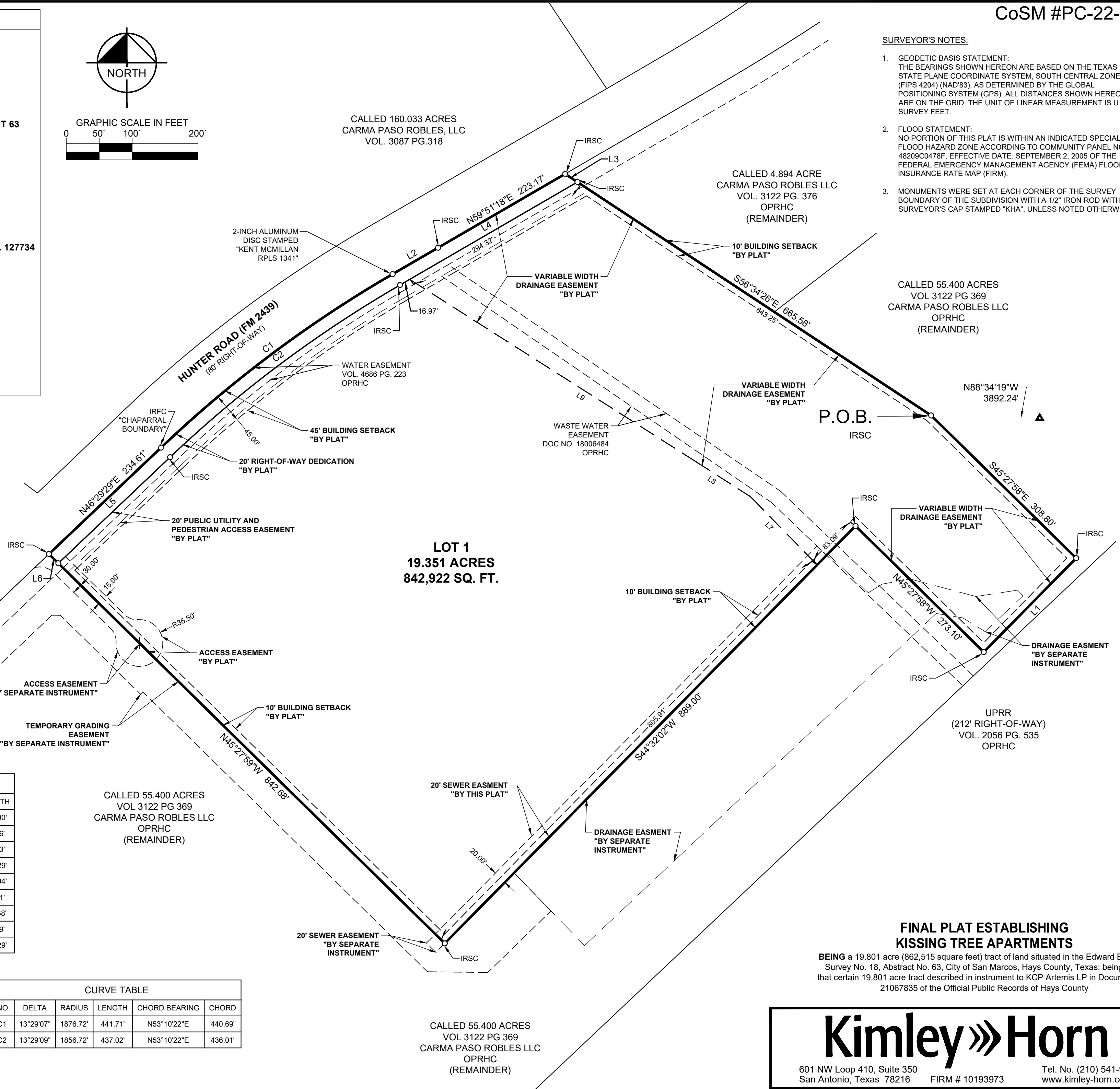
**LEGEND**

	BOUNDARY LINE
	EASEMENT LINE
	APPROXIMATE FEMA FLOOD ZONE LINE
	IRON ROD FOUND
	IRON ROD W/ PLASTIC CAP FOUND
	IRON ROD W/ "KHA" CAP SET
	RIGHT-OF-WAY
	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
	PLAT RECORDS OF COMAL COUNTY
	DEED RECORDS OF COMAL COUNTY

2-INCH ALUMINUM  
DISC STAMPED  
"KENT MCMILLAN  
RPLS 1341"

NO.	BEARING	LENGTH
L1	S44°32'02"W	200.00'
L2	N59°53'33"E	78.16'
L3	S56°34'26"E	22.33'
L4	N59°51'52"E	311.29'
L5	N46°29'29"E	233.94'
L6	N45°27'59"W	20.01'
L7	N44°18'18"W	144.38'
L8	N57°16'35"W	96.49'
L9	N57°30'05"W	517.29'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°29'07"	1876.72'	441.71'	N53°10'22"E	440.69'
C2	13°29'09"	1856.72'	437.02'	N53°10'22"E	436.01'



**LOT 1**  
19.351 ACRES  
842,922 SQ. FT.

P.O.B.  
IRSC

**FINAL PLAT ESTABLISHING  
KISSING TREE APARTMENTS**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BB/TIA	JGM	11/08/2022	06924202	2 OF 2