

LA CIMA PHASE 5A  
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 20.526 ACRES OF THE SAID REMAINDER OF 41.4436 ACRES OF LAND AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

LA CIMA PHASE 5A

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 5A:

- TOTAL ACREAGE: 20.526 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 6.744 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 4.584 LINEAR FEET.

TOTAL NUMBER OF LOTS:	86
SINGLE FAMILY:	83
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:	2,700 SF

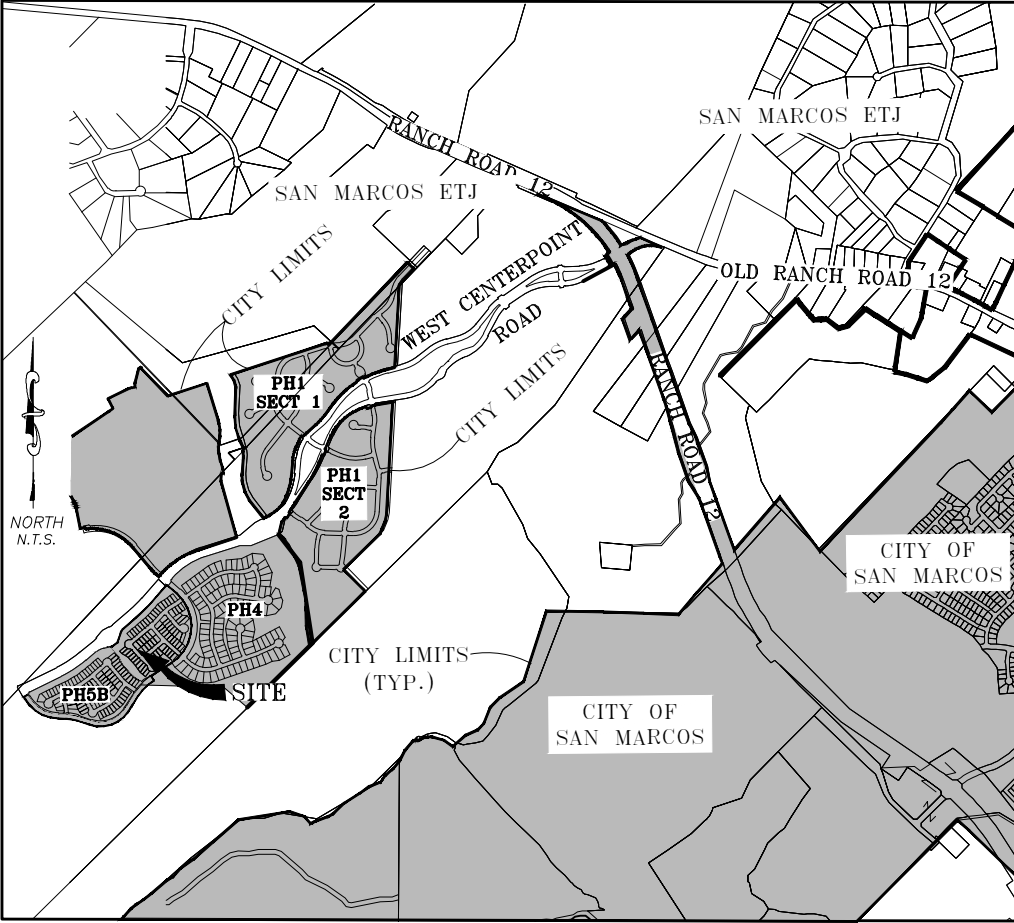
AQUIFER NOTE:

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 5A\_FINAL.dwg

DATE: 03-03-23	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 5A  
JOHN WILLIAMS SURVEY, ABSTRACT 490  
HAYS COUNTY, TEXAS

LA CIMA PHASE 5A  
FINAL PLAT

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

- 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"

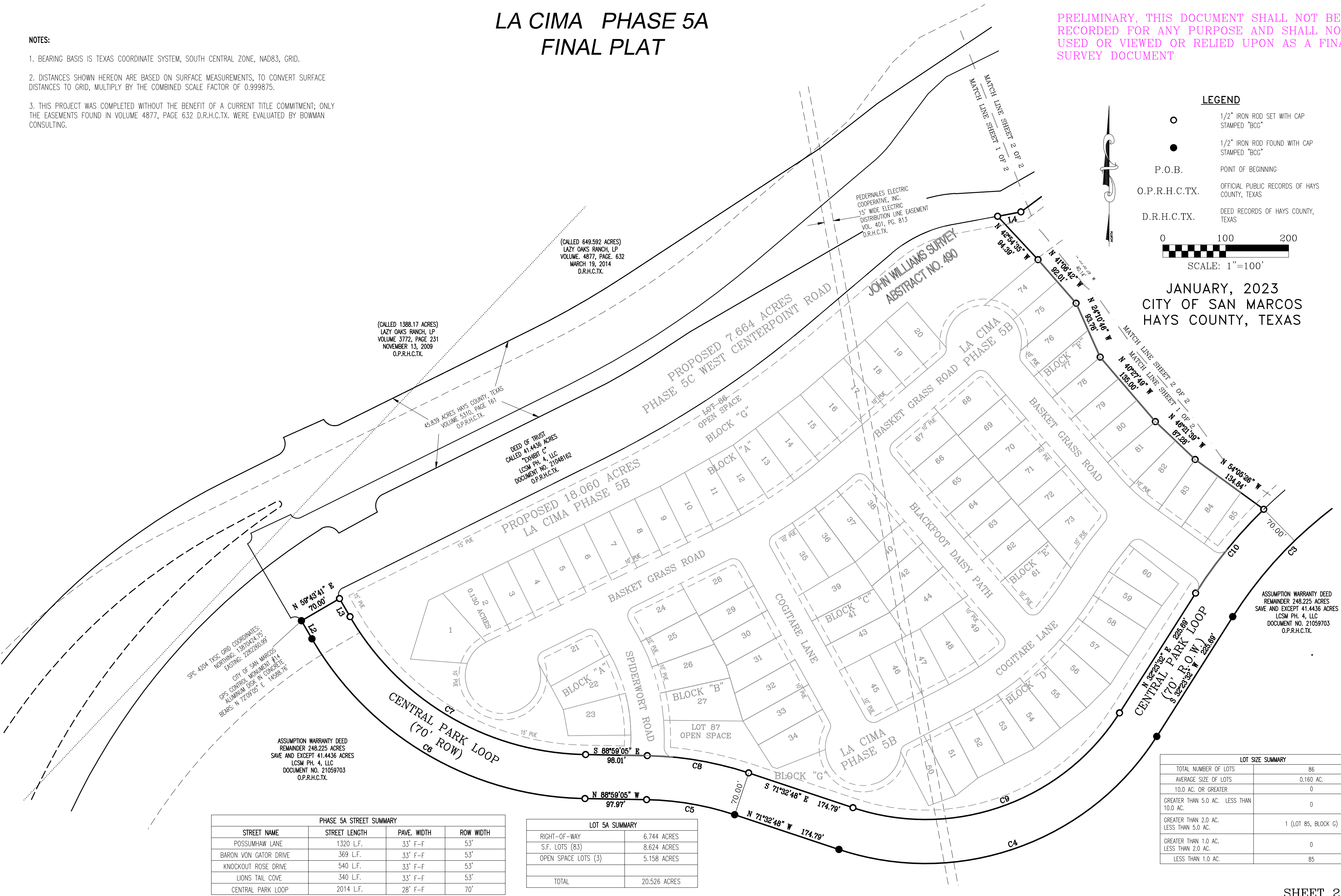
P.O.B. POINT OF BEGINNING

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



PHASE 5A STREET SUMMARY			
STREET NAME	STREET LENGTH	PAVE. WIDTH	ROW WIDTH
POSSUMHAW LANE	1320 L.F.	33' F-F	53'
BARON VON GATOR DRIVE	369 L.F.	33' F-F	53'
KNOCKOUT ROSE DRIVE	540 L.F.	33' F-F	53'
LIONS TAIL COVE	340 L.F.	33' F-F	53'
CENTRAL PARK LOOP	2014 L.F.	28' F-F	70'

LOT 5A SUMMARY	
RIGHT-OF-WAY	6.744 ACRES
S.F. LOTS (83)	8.624 ACRES
OPEN SPACE LOTS (3)	5.158 ACRES
TOTAL	20.526 ACRES

LOT SIZE SUMMARY	
TOTAL NUMBER OF LOTS	86
AVERAGE SIZE OF LOTS	0.160 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 85, BLOCK G)
GREATER THAN 1.0 AC. LESS THAN 2.0 AC.	0
LESS THAN 1.0 AC.	85

TABLE OF LAND USE	
BLOCK "C" LOT 26, BLOCK "G", LOT 85; BLOCK "G", LOT 86	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 5A_FINAL.dwg			
DATE: 01-20-23	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) 327-4082  
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

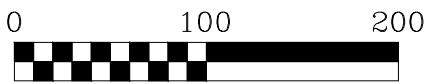
FINAL PLAT  
LA CIMA  
PHASE 5A  
JOHN WILLIAMS SURVEY, ABSTRACT 490  
HAYS COUNTY, TEXAS



LA CIMA PHASE 5A  
FINAL PLAT

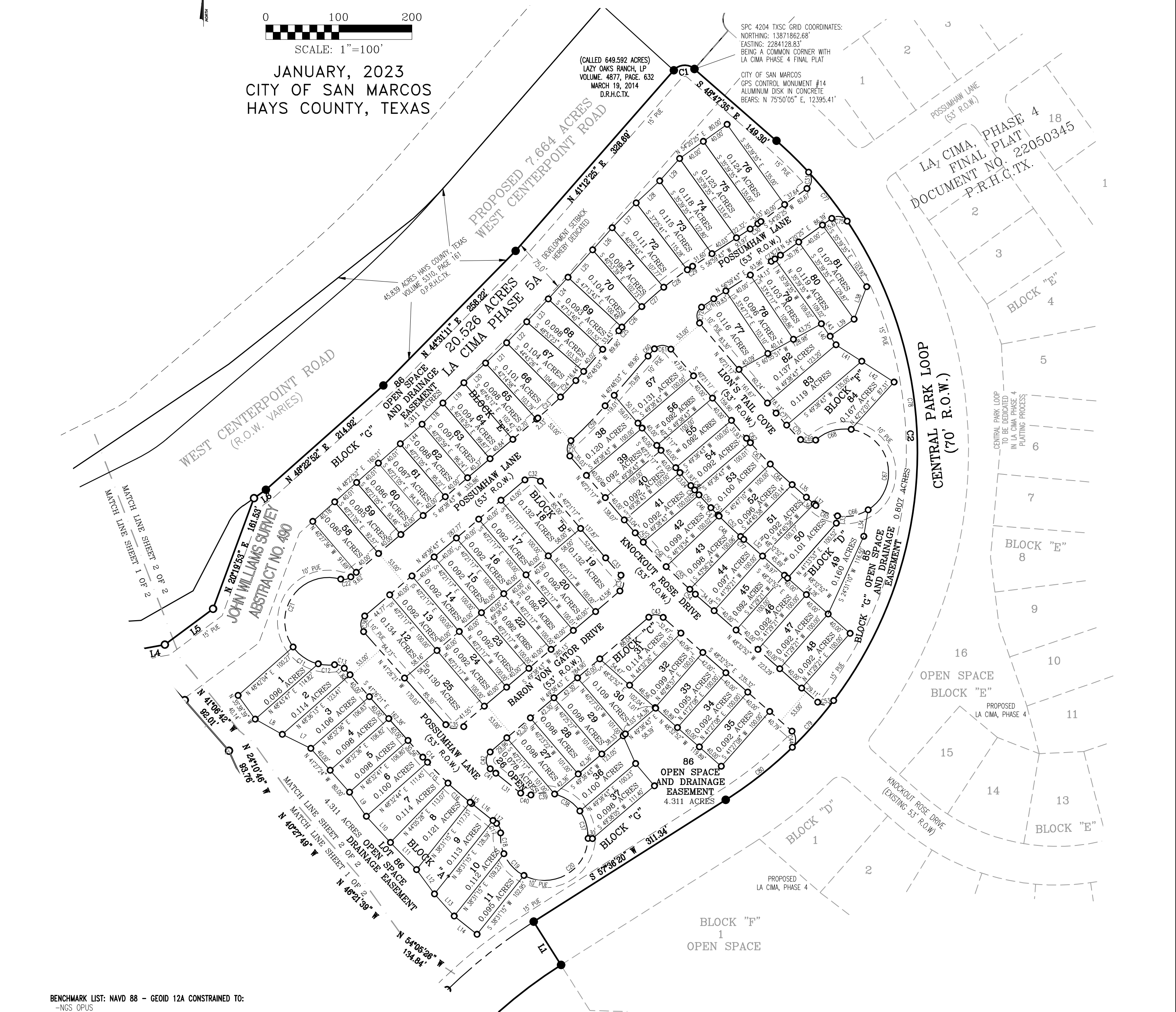
LEGEND

- 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



SCALE: 1"=100'

JANUARY, 2023  
CITY OF SAN MARCOS  
HAYS COUNTY, TEXAS



BENCHMARK LIST: NAVD 88 - GEOID 12A CONSTRAINED TO:  
-NCS OPUS  
-NCS AREA BENCHMARKS: AX2439, AX2440, AX2441, AY1578, AY1579  
-NCS CORRS STATIONS: SAM2, TXAU, TXSE, TXSM  
-SMARTNET USA CORRS STATIONS: G4SM, LCAS, LCFL, LCJC, LCLU, LCNX,  
LCSM, SGI1, 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'

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.

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

SHEET 3 OF 4

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

DATE: 01-20-23		DRAWN BY: CT/SH/MGH		CREW: BE, MK	
SCALE: 1"=100'		CHECKED BY: J.P.		FB #:	
JOB #: 005956		DRAWING #: PLAT		PLAN #: XXXX	

**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 5A  
JOHN WILLIAMS SURVEY, ABSTRACT 490  
HAYS COUNTY, TEXAS

LA CIMA PHASE 5A  
FINAL PLAT

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

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	20.00'	31.42'	N 86°12'25" E	28.28'
C2	565.00'	1049.21'	S 04°24'23" W	904.82'
C3	665.00'	292.64'	S 44°59'56" W	290.28'
C4	435.00'	577.47'	S 70°25'22" W	535.99'
C5	465.06'	142.66'	N 80°20'06" W	142.10'
C6	510.01'	525.80'	N 59°38'21" W	502.82'
C7	440.01'	453.75'	S 59°38'47" E	433.91'
C8	535.06'	164.05'	S 80°19'49" E	163.40'
C9	365.00'	484.54'	N 70°25'22" E	449.74'
C10	735.00'	172.25'	N 39°06'22" E	171.86'
C11	60.00'	42.25'	S 56°07'44" E	41.38'
C12	60.00'	22.56'	S 87°04'17" E	22.43'
C13	15.00'	14.77'	N 69°38'28" W	14.18'
C14	526.50'	9.44'	S 41°57'10" E	9.44'
C15	526.50'	40.01'	S 44°38'38" E	40.00'
C16	526.50'	40.05'	S 49°00'01" E	40.04'
C17	15.00'	14.77'	N 23°16'38" W	14.18'
C18	60.00'	29.07'	S 08°57'21" E	28.79'
C19	60.00'	41.30'	S 42°33'22" E	40.49'
C20	60.00'	120.88'	N 60°00'33" E	101.45'
C21	60.00'	148.71'	S 35°02'44" W	113.46'
C22	15.00'	14.77'	N 77°50'51" E	14.18'
C23	473.50'	42.19'	S 47°05'34" W	42.18'
C24	473.50'	30.90'	S 42°40'14" W	30.90'
C25	476.50'	6.59'	S 41°11'50" W	6.59'
C26	476.50'	39.18'	S 43°56'56" W	39.17'
C27	476.50'	40.07'	S 48°42'49" W	40.06'
C28	476.50'	40.25'	S 53°32'33" W	40.23'
C29	476.50'	8.59'	S 56°28'44" W	8.59'
C30	273.50'	12.67'	S 55°40'04" W	12.67'
C31	15.00'	25.37'	N 05°53'19" E	22.45'
C32	15.00'	23.56'	N 85°21'17" W	21.21'
C33	876.50'	31.59'	S 41°23'14" E	31.59'
C34	15.00'	24.10'	N 03°36'46" E	21.59'
C35	15.00'	23.28'	S 85°53'49" E	21.01'
C36	15.00'	23.85'	S 04°06'11" W	21.41'
C37	60.00'	39.99'	N 16°47'56" W	39.25'
C38	60.00'	42.45'	N 56°09'40" W	41.57'
C39	60.00'	32.94'	S 87°50'36" W	32.53'
C40	15.00'	14.77'	S 79°40'52" E	14.18'
C41	473.50'	9.78'	S 50°53'15" E	9.78'
C42	15.00'	26.16'	S 00°19'31" E	22.97'
C43	15.00'	21.42'	N 89°27'04" W	19.64'
C44	15.00'	24.70'	N 01°22'42" W	22.00'
C45	723.50'	16.96'	S 41°01'34" E	16.96'
C46	723.50'	23.98'	S 42°38'49" E	23.97'
C47	723.50'	16.08'	S 44°13'59" E	16.08'
C48	723.50'	40.65'	S 46°28'46" E	40.65'
C49	723.50'	8.07'	S 40°40'27" E	8.07'
C50	723.50'	32.87'	S 42°17'42" E	32.86'
C51	723.50'	13.92'	S 44°08'51" E	13.92'
C52	723.50'	42.82'	S 46°23'38" E	42.81'
C53	15.00'	24.69'	N 84°17'40" E	22.00'
C54	823.50'	10.13'	S 48°11'43" E	10.13'
C55	823.50'	44.83'	S 46°17'00" E	44.82'
C56	823.50'	45.84'	S 43°07'45" E	45.84'
C57	823.50'	16.96'	S 40°56'41" E	16.96'
C58	15.00'	23.15'	S 03°51'57" W	20.92'
C59	526.50'	66.95'	N 44°26'37" E	66.90'
C60	423.50'	13.24'	S 41°41'47" W	13.24'
C61	15.00'	25.41'	N 88°52'53" W	22.48'
C62	623.50'	8.07'	S 40°43'31" E	8.07'
C63	623.50'	40.05'	S 42°56'10" E	40.04'
C64	623.50'	41.04'	S 46°39'43" E	41.03'
C65	60.00'	33.32'	S 64°27'15" E	32.89'
C66	60.00'	43.78'	N 78°44'01" E	42.82'
C67	60.00'	146.02'	N 11°53'23" W	112.56'
C68	60.00'	52.51'	S 73°19'16" W	50.85'
C69	15.00'	22.63'	S 88°32'18" E	20.54'
C70	570.50'	27.63'	S 43°56'22" E	27.63'
C71	570.50'	21.88'	S 41°27'11" E	21.88'
C72	15.00'	24.77'	S 06°57'03" W	22.05'
C73	326.50'	5.91'	N 56°28'36" E	5.91'
C74	326.50'	9.22'	N 55°08'56" E	9.22'
C75	15.00'	24.02'	N 79°46'47" W	21.54'
C76	423.50'	20.25'	S 55°37'33" W	20.25'
C77	723.50'	5.79'	S 48°19'06" E	5.79'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 32°23'40" E	70.00'
L2	N 30°06'14" W	33.14'
L3	S 30°06'14" E	33.34'
L4	N 79°31'04" E	37.65'
L5	N 53°21'12" E	82.10'
L6	N 54°41'17" E	19.85'
L7	N 63°53'49" W	43.42'
L8	N 60°47'50" W	42.65'
L9	N 34°56'02" W	40.26'
L10	N 42°34'03" W	48.73'
L11	N 43°44'22" W	51.44'
L12	N 36°33'03" W	41.40'
L13	N 41°33'30" W	40.61'
L14	N 51°28'45" W	40.00'
L15	S 51°28'45" E	37.25'
L16	S 51°28'45" E	37.25'
L17	S 51°28'45" E	6.29'
L18	N 44°31'11" E	40.65'
L19	N 46°00'10" E	40.08'
L20	S 47°45'02" W	40.00'
L21	S 46°01'47" W	40.00'
L22	S 43°47'44" W	39.77'
L23	S 43°14'45" W	43.00'
L24	S 42°21'14" W	40.00'
L25	S 41°51'08" W	50.50'
L26	S 41°32'04" W	40.35'
L27	S 44°01'50" W	47.33'
L28	S 46°47'33" W	44.09'
L29	S 41°38'09" W	41.00'
L30	S 87°42'22" E	5.93'
L31	N 51°28'45" W	43.53'
L32	S 48°32'52" E	34.28'
L33	N 09°38'19" E	10.00'
L34	S 09°38'19" W	36.72'
L35	S 48°32'52" E	25.94'
L36	S 48°32'52" E	14.13'
L37	S 48°32'52" E	3.20'
L38	S 21°21'47" W	47.68'
L39	S 54°20'25" W	40.24'
L40	N 34°59'34" W	35.15'
L41	S 57°20'40" E	41.83'
L42	N 57°07'33" W	52.62'
L43	S 34°59'34" E	20.98'
L44	N 48°11'26" E	40.01'

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

Final Plat\005956\_La Cima Phase 5A\_FINAL.dwg

DATE: 01-20-23	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 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 5A  
JOHN WILLIAMS SURVEY, ABSTRACT 490  
HAYS COUNTY, TEXAS