

ANNEXATION APPLICATION

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	Doug Goss	Property Owner	Bryan Lee
Company	NDA	Company	LCSM PH 4, LLC
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 #	512-457-8000
Applicant's Email	dougg@nd-austin.com	Owner's Email	

PROPERTY INFORMATION

Is the property adjacent to city limits: ☒ YES ☐ NO

Is the property proposing to connect to City utilities: ☒ YES, WATER ☒ YES, WASTE WATER ☐ NO

Is the property subject to an approved development or other agreement: ☒ YES ☐ NO

Proposed Use: single family Proposed Zoning: CD 4

Reason for Annexation / Other Considerations: Development Agreement requires that La Cima request annexation upon final platting, plat applications are pending

AUTHORIZATION

By submitting this digital application, 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 \$1,800 Technology Fee \$15 TOTAL COST \$1,815

Submittal 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
LCSM Ph 4, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Central Park Loop and Basket Grass Road (address).

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

Signature of Owner:  Date: 1-31-2024

Printed Name, Title: Bryan Lee, Manager

Signature of Agent:  Date: 1/30/2024

Printed Name, Title: Doug Goss, Project Manager

Form Updated October, 2019

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

OWNER'S CONSENT TO ANNEXATION OF LAND

Date:

City: City of San Marcos, Texas, a home rule municipal corporation

Owner: LCSM PH 4, LLC

Property: 31.015 AC LA CIMA PHASE 6A
23.000 AC LA CIMA PHASE 6B

Owner petitioned the City to initiate proceedings to annex the Property. Owner acknowledges and agrees that, in connection with annexation of the Property:

1. Owner does not wish to enter into a development agreement with the City under Section 212.172 and has declined the offer by the City of such a development agreement.

2. Unless specifically authorized by a written agreement with Owner approved by the City Council under applicable ordinances, the City has no obligation to extend water, wastewater, or electric utility services, roads, or other infrastructure to the Property at the City's expense, and the City has made no offers, representations or promises that the City will, at the City's expense, extend water, wastewater, or electric utility services, roads, or other infrastructure to the Property. Such extensions to the Property shall be made available in the same manner and on the same basis as available to other areas of the City, whereby it shall be Owner's sole obligation, and at Owner's sole expense, to construct and install all infrastructure necessary to extend such services to the Property under applicable ordinances.

3. Owner waives any and all rights of Owner to assert any claim or demand, or to file suit against, and covenants not to sue, the City on the basis that the annexation of the Property by the City is invalid, void or voidable, in whole or in part.

4. This instrument is made, and shall be construed and interpreted under the laws of the State of Texas. Venue for any legal proceedings concerning this instrument shall lie in State courts having jurisdiction located in Hays County, Texas. Venue for any matters in federal court will be in the United States District Court for the Western District of Texas.

5. If any word, phrase, clause, sentence, or paragraph of this instrument is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this instrument will continue in force if they can be given effect without the invalid portion.

6. This instrument may be recorded in the Official Public Records of the County or Counties in which the Property is located and is binding on Owner's successors, heirs and assigns, and any future owners of the Property.

[SIGNATURE(S) ON NEXT PAGE]

OWNER:

Bryan Lee

By: LCSM Ph 4, LLC

Name: Bryan Lee

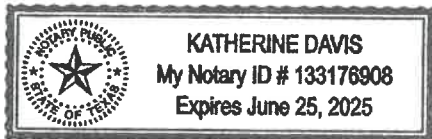
Title: Manager

ACKNOWLEDGMENT

STATE OF Texas §

COUNTY OF Texas §

This instrument was acknowledged before me on January 31, 2024 by
Bryan Lee, Manager of LCSM Ph 4, LLC in such
capacity on behalf of said entity.



Katherine Davis
Notary Public, State of Texas

DECLINATION OF OFFER OF DEVELOPMENT AGREEMENT

The attached Development Agreement was offered by the City of San Marcos to the owner of the property subject to the following application/petition (check one):

____ Out of City Utility Connection of Extension Application

____ Petition for Annexation (without OCU Request)

By signing below, the owner of the subject property declines the offer to enter into such Development Agreement.

~~OWNER (individual):~~

~~_____~~

~~Date: _____~~

OWNER (Entity):

By: LCSM PH 4, LLC

Name: Bryan Lee

Title: Manager

Date: 1/31-2024

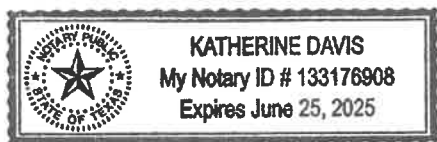
[OR]

ACKNOWLEDGMENT

STATE OF Texas §

COUNTY OF Trans §

This instrument was acknowledged before me on January 31, 2024 by Bryan Lee, Manager of LCSM Ph.4, LLC



Katherine Davis
Notary Public, State of Texas

Case No. _____ (to be inserted by City Staff)

FIELD NOTES DESCRIPTION

DESCRIPTION OF A TOTAL AREA OF 31.015 ACRES TRACT OF LAND (1,394,577 SQ. FT.), SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, ALL OF HAYS COUNTY, TEXAS; BEING A PORTION OF A CALLED 248.225 ACRE TRACT DESCRIBED IN THE CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO LCSM PH. 4, LLC, OF RECORD IN DOCUMENT NO. 21059703, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 31.015 ACRES (1,394,577 SQ. FT.) AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON THE ACCOMPANYING EXHIBIT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "BCG" set, for the south corner of said 248.225 acre tract, same being the west corner of a called 33.000 acre tract of land, described in a deed to the City of San Marcos, Texas, recorded in Document No. 16039264, O.P.R.H.C.TX.;

THENCE N 36° 20' 14" E, departing the common line of said 248.225 acre tract and said 33.000 acre tract, over and across the said 248.225 acre tract, a distance of 2,514.61 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, for the **POINT OF BEGINNING** and the southwest corner of tract described herein;

THENCE over and across the said 248.225 acre tract, the following twenty-four (24) courses and distances:

- 1) N 00° 37' 46" W, a distance of 10.55 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 2) N 00° 41' 32" W, a distance of 43.90 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 3) N 01° 05' 02" W, a distance of 96.71 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 4) N 07° 13' 01" W, a distance of 58.12 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 5) N 14° 42' 10" W, a distance of 145.54 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 6) N 02° 18' 29" W, a distance of 88.26 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 7) S 89° 26' 20" W, a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 8) N 00° 33' 37" W, a distance of 125.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 9) N 00° 33' 40" W, a distance of 53.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 10) N 89° 26' 23" E, a distance of 7.39 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 11) N 00° 21' 14" E, a distance of 55.01 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 12) N 03° 33' 39" E, a distance of 61.10 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 13) N 10° 59' 31" E, a distance of 57.65 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,

- 14) N 13° 40' 04" E, a distance of 135.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 15) N 12° 41' 33" E, a distance of 44.02 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 16) N 07° 27' 49" E, a distance of 16.05 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 17) N 06° 04' 21" W, a distance of 27.80 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 18) N 18° 05' 31" W, a distance of 44.89 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 19) N 73° 06' 12" E, a distance of 126.01 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, said point being the beginning of a curve to the left,
- 20) With said curve to the left, having a radius of 15.00 feet, an arc length of 16.31 feet, and a chord which bears N 53° 23' 40" W, a distance of 15.52 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, said point being the beginning of a curve to the right,
- 21) With said curve to the right, having a radius of 60.00 feet, an arc length of 108.36 feet, and a chord which bears N 32° 48' 09" W, a distance of 94.22 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 22) N 71° 03' 47" W, a distance of 51.04 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 23) N 38° 21' 25" W, a distance of 81.56 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 24) N 13° 30' 05" W, a distance of 198.91 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set on the south right-of-way of Central Park Loop, a 70 foot wide right-of-way, for the northwest corner of the tract described herein, said point being the beginning of a curve to the right,

THENCE with the common line of the said 248.225 acre tract and the south right-of-way of said Central Park Loop, the following six (6) courses and distances:

- 1) With said curve to the right, having a radius of 465.11 feet, an arc length of 141.52 feet, and a chord which bears S 80° 15' 56" E, a distance of 140.98 feet to a 3/4-inch iron rod found,
- 2) S 71° 32' 48" E, a distance of 174.79 feet to a 3/4-inch iron rod found, said point being the beginning of a curve to the left,
- 3) With said curve to the left, having a radius of 435.00 feet, an arc length of 577.47 feet, and a chord which bears N 70° 25' 22" E, a distance of 535.99 feet to a 3/4-inch iron rod found,
- 4) N 32° 23' 32" E, a distance of 225.69 feet to a 3/4-inch iron rod found, said point being the beginning of a curve to the right,
- 5) With said curve to the right, having a radius of 665.00 feet, an arc length of 67.64 feet, and a chord which bears N 35° 18' 21" E, a distance of 67.61 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, said point being the beginning of a curve to the right,

- 6) With said curve to the right, having a radius of 665.00 feet, an arc length of 225.00 feet, and a chord which bears N 47° 54' 46" E, a distance of 223.93 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set on the common line of said 248.225 acre tract and of Lot 1, Block A, Final Plat of La Cima Phase 4 subdivision, Document No. 22050345, Plat Records of Hays County, Texas (P.R.H.C.TX.), for the northeast corner of the tract described herein,

THENCE with the common line of the said 248.225 acre tract and said Lot 1, the following two (2) courses and distances:

- 1) S 32° 23' 40" E, a distance of 73.73 feet to a calculated point,
- 2) S 88° 17' 51" E, a distance of 497.36 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, for the most easterly southeast corner of the tract described herein,

THENCE over and across said 248.225 acre tract, the following thirty-eight (38) courses and distances:

- 1) S 30° 11' 20" W, a distance of 252.69 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 2) N 63° 29' 44" W, a distance of 78.42 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 3) N 73° 28' 54" W, a distance of 79.24 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 4) N 77° 46' 03" W, a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 5) S 12° 13' 57" W, a distance of 125.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 6) N 77° 46' 03" W, a distance of 48.67 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, said point being the beginning of a curve to the right,
- 7) With said curve to the right, having a radius of 273.46 feet, an arc length of 27.64 feet, and a chord which bears N 74° 52' 23" W, a distance of 27.62 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 8) S 18° 01' 18" W, a distance of 53.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 9) S 15° 18' 59" W, a distance of 125.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 10) S 76° 10' 40" E, a distance of 60.02 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 11) S 77° 46' 03" E, a distance of 60.09 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 12) S 74° 41' 01" E, a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 13) N 15° 18' 59" E, a distance of 126.31 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, said point being the beginning of a curve to the right,
- 14) With said curve to the right, having a radius of 273.51 feet, an arc length of 59.50 feet, and a chord which bears S 64° 44' 45" E, a distance of 59.38 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,

- 15) S 54° 31' 54" E, a distance of 37.99 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 16) S 43° 04' 03" W, a distance of 124.47 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 17) S 46° 59' 32" E, a distance of 150.13 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, for the most southerly southeast corner of the tract described herein,
- 18) S 30° 56' 17" W, a distance of 68.78 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 19) S 38° 42' 12" W, a distance of 50.36 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 20) S 44° 56' 54" W, a distance of 36.08 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 21) S 45° 56' 11" W, a distance of 53.78 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 22) S 45° 32' 22" W, a distance of 60.55 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 23) S 45° 32' 23" W, a distance of 60.77 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 24) S 45° 15' 17" W, a distance of 74.90 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 25) S 45° 53' 27" W, a distance of 60.73 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 26) S 45° 32' 23" W, a distance of 113.06 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 27) S 44° 43' 34" W, a distance of 26.22 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 28) S 45° 32' 23" W, a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 29) S 45° 03' 53" W, a distance of 60.70 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 30) S 44° 05' 25" E, a distance of 3.01 feet to a calculated point,
- 31) S 44° 57' 55" W, a distance of 53.00 feet to a calculated point,
- 32) S 47° 59' 27" W, a distance of 79.84 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 33) S 49° 08' 33" W, a distance of 46.62 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 34) S 52° 17' 34" W, a distance of 32.47 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 35) S 52° 32' 13" W, a distance of 150.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 36) S 65° 48' 34" W, a distance of 51.34 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 37) S 67° 23' 32" W, a distance of 51.69 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,

38) S 45° 26' 17" W, a distance of 695.94 feet to the **POINT OF BEGINNING**, containing 31.015 acres of land.

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

BOWMAN WORD FILE: FN 2870

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS §

That I, Daniel Cogburn, 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 December 2023, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 31th day of January 2024 A.D.

1/31/2024

Bowman Consulting Group, Ltd.

Austin, Texas 78746

Daniel Cogburn

Registered Professional Land Surveyor

No. 6894 – State of Texas



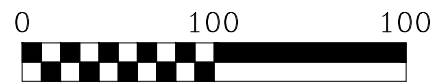
PHASE 6A
32.015 AC.
1,394,577 SQ. FT.

LCSM PH. 4, LLC
248.225 AC.
DOC. NO. 21059703
O.P.R.H.C.TX

JOHN WILLIAMS SURVEY
ABSTRACT NO. 490

LCSM PH. 4, LLC
248.225 AC.
DOC. NO. 21059703
O.P.R.H.C.TX

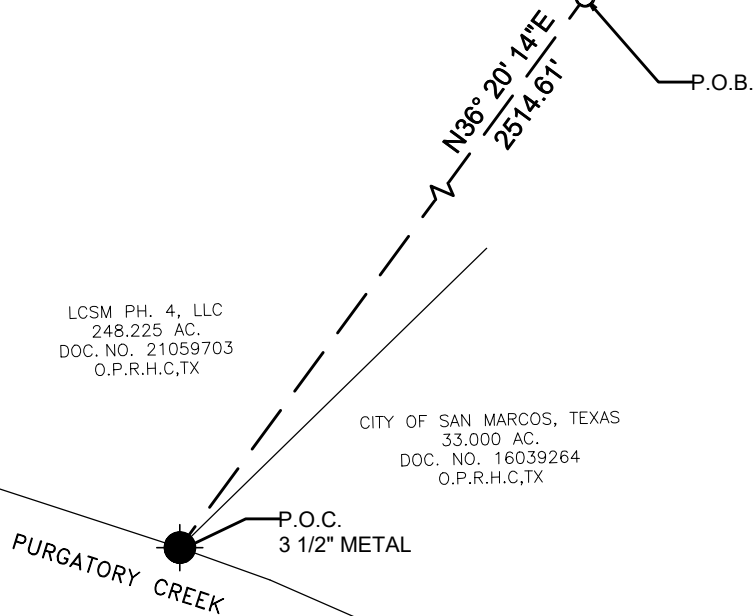
LCSM PH. 4, LLC
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O.P.R.H.C.TX



SCALE: 1"=100'

LEGEND

- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- 3/4" IRON ROD FOUND
- CALCULATED POINT
- FENCE POST FOUND (AS NOTED)
- FLY-TIE
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS



SHEET 6 OF 13

Bowman
CONSULTING

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

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN2880



LEGEND



1/2" IRON ROD W/ PLASTIC CAP
STAMPED "BCG" SET



3/4" IRON ROD FOUND



CALCULATED POINT



FENCE POST FOUND (AS NOTED)



FLY-TIE

O.P.R.H.C.TX.

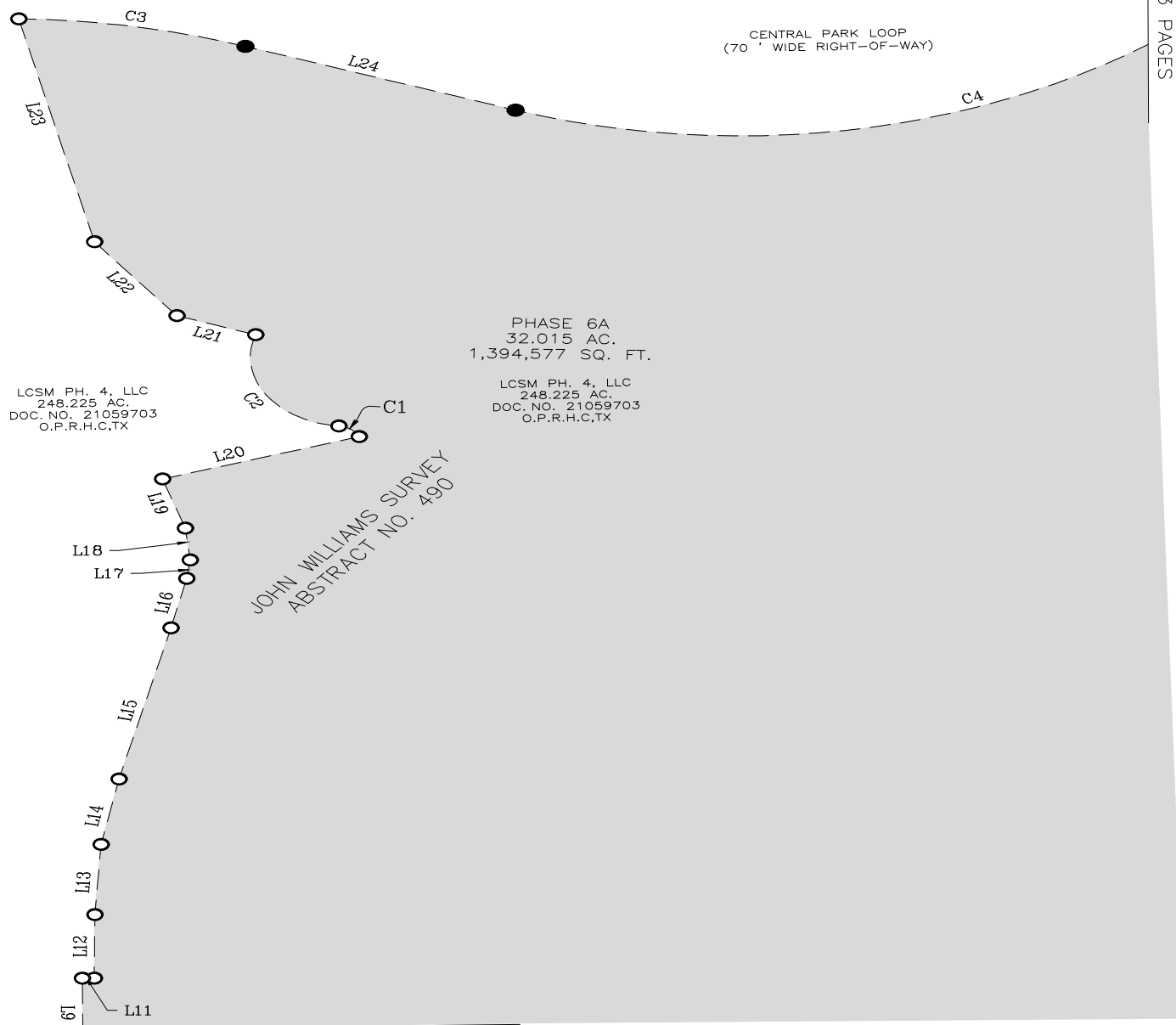
OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY, TEXAS

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SCALE: 1"=100'

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SHEET 7 OF 13

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EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN2880

LOT 1, BLOCK A
FINAL PLAT OF LA CIMA PHASE 4
DOC. NO. 22050345
P.R.H.C.TX.

CENTRAL PARK LOOP
(70' WIDE RIGHT-OF-WAY)

PHASE 6A
32.015 AC.
1,394,577 SQ. FT.

LCSM PH. 4, LLC
248.225 AC.
DOC. NO. 21059703
O.P.R.H.C.TX

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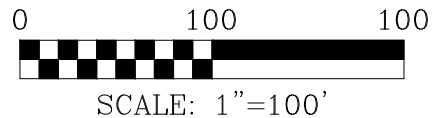
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O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY, TEXAS



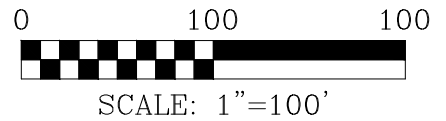
SHEET 8 OF 13

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HAYS COUNTY, TEXAS



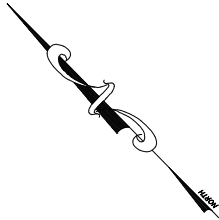
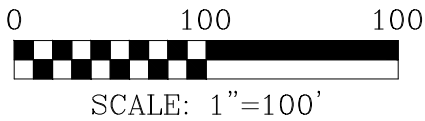
SHEET 9 OF 13

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EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN2880



MATCH LINE 9 OUT OF 13 PAGES

LCSM PH. 4, LLC
248.225 AC.
DOC. NO. 21059703
O.P.R.H.C,TX

PHASE 6A
32.015 AC.
1,394,577 SQ. FT.

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ABSTRACT NO. 490

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O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY, TEXAS

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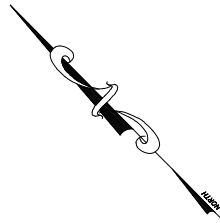
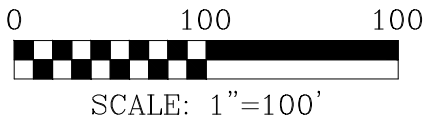
SHEET 10 OF 13

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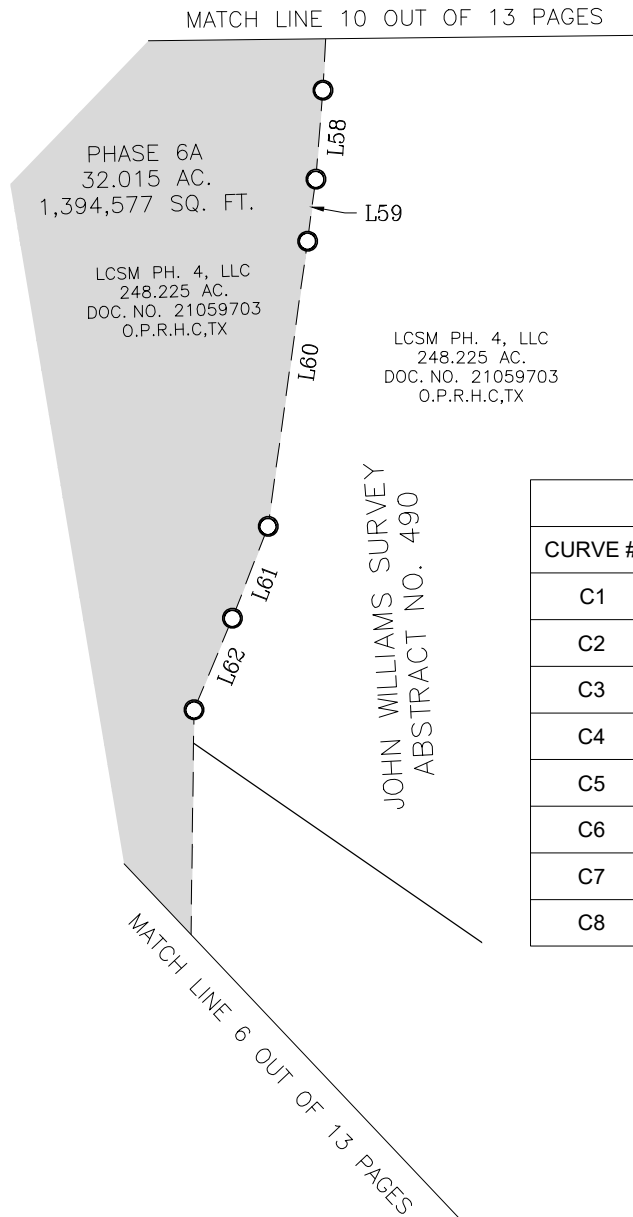
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN2880



LEGEND

-  1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
-  3/4" IRON ROD FOUND
-  CALCULATED POINT
-  FENCE POST FOUND (AS NOTED)
-  FLY-TIE
-  O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS



CURVE TABLE						
CURVE #	RADIUS	ARC	CH. BEARING	CHORD	DELTA	TANGENT
C1	15.00'	16.31'	N53°23'40"W	15.52'	62°17'44"	9.07'
C2	60.00'	108.36'	N32°48'09"W	94.22'	103°28'45"	76.08'
C3	465.11'	141.52'	S80°15'56"E	140.98'	17°26'02"	71.31'
C4	435.00'	577.47'	N70°25'22"E	535.99'	76°03'41"	340.23'
C5	665.00'	67.64'	N35°18'21"E	67.61'	5°49'40"	33.85'
C6	665.00'	225.00'	N47°54'46"E	223.93'	19°23'09"	113.59'
C7	273.50'	27.64'	N74°52'23"W	27.62'	5°47'22"	13.83'
C8	273.50'	59.50'	S64°44'45"E	59.38'	12°27'50"	29.87'

SHEET 11 OF 13

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EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN2880

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N0°37'46"W	10.55'
L2	N0°41'32"W	43.90'
L3	N1°05'02"W	96.71'
L4	N7°13'01"W	58.12'
L5	N14°42'10"W	145.54'
L6	N2°18'29"W	88.26'
L7	S89°26'20"W	60.00'
L8	N0°33'37"W	125.00'
L9	N0°33'40"W	53.00'
L11	N89°26'23"E	7.39'
L12	N0°21'14"E	55.01'
L13	N3°33'39"E	61.10'
L14	N10°59'31"E	57.65'
L15	N13°40'04"E	135.00'
L16	N12°41'33"E	44.02'
L17	N7°27'49"E	16.05'
L18	N6°04'21"W	27.80'
L19	N18°05'31"W	44.89'
L20	N73°06'12"E	126.01'
L21	N71°03'47"W	51.04'
L22	N38°21'25"W	81.56'
L23	N13°30'05"W	198.91'
L24	S71°32'48"E	174.79'
L25	N32°23'32"E	225.69'
L26	S32°23'40"E	73.73'
L27	S88°17'51"E	497.36'
L28	S30°11'20"W	252.69'
L29	N63°29'44"W	78.42'
L30	N73°28'54"W	79.24'
L31	N77°46'03"W	60.00'
L32	S12°13'57"W	125.00'

LINE TABLE		
L33	N77°46'03"W	48.67'
L34	S18°01'18"W	53.00'
L35	S15°18'59"W	125.00'
L36	S76°10'40"E	60.02'
L37	S77°46'03"E	60.09'
L38	S74°41'01"E	60.00'
L39	N15°18'59"E	126.31'
L40	S54°31'54"E	37.99'
L41	S43°04'03"W	124.47'
L42	S46°59'32"E	150.13'
L43	S30°56'17"W	68.78'
L44	S38°42'12"W	50.36'
L45	S44°56'54"W	36.08'
L46	S45°56'11"W	53.78'
L47	S45°32'22"W	60.55'
L48	S45°32'23"W	60.77'
L49	S45°15'17"W	74.90'
L50	S45°53'27"W	60.73'
L51	S45°32'23"W	113.06'
L52	S44°43'34"W	26.22'
L53	S45°32'23"W	50.00'
L54	S45°03'53"W	60.70'
L55	S44°05'25"E	3.01'
L56	S44°57'55"W	53.00'
L57	S47°59'27"W	79.84'
L58	S49°08'33"W	46.62'
L59	S52°17'34"W	32.47'
L60	S52°32'13"W	150.00'
L61	S65°48'34"W	51.34'
L62	S67°23'32"W	51.69'
L63	S45°26'17"W	695.94'

SHEET 12 OF 13



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EXHIBIT TO ACCOMPANY
 FIELD NOTES DESCRIPTION
 FN2880



OVERALL MAP
NOT TO SCALE

LOT 1, BLOCK A
FINAL PLAT OF LA CIMA
PHASE 4
DOC. NO. 22050345
P.R.H.C.TX.

CENTRAL PARK LOOP
(70' WIDE RIGHT-OF-WAY)

PHASE 6B

PHASE 6A
32.015 AC.
1,394,577 SQ. FT.

LCSM PH. 4, LLC
248.225 AC.
DOC. NO. 21059703
O.P.R.H.C,TX

THE CITY OF SAN
MARCOS, TEXAS
51.567 AC.
DOC. NO.
17014570
O.P.R.H.C,TX

P.O.B.

HAYS COUNTY
110.002 AC.
DOC. NO. 16007530
O.P.R.H.C,TX

N36° 20' 14"E
2514.61'

P.O.C.

CITY OF SAN MARCOS,
TEXAS
33.000 AC.
DOC. NO. 16039264
O.P.R.H.C,TX

SHEET 13 OF 13

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EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN2880

FIELD NOTES DESCRIPTION

DESCRIPTION OF A TOTAL AREA OF 23.000 ACRES TRACT OF LAND (1,001,901 SQ. FT.), SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, ALL OF HAYS COUNTY, TEXAS; BEING A PORTION OF A CALLED 248.225 ACRE TRACT DESCRIBED IN THE CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO LCSM PH. 4, LLC, OF RECORD IN DOCUMENT NO. 21059703, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 23.000 ACRES (1,001,901 SQ. FT.) AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON THE ACCOMPANYING EXHIBIT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "BCG" set, for the south corner of said 248.225 acre tract, same being the west corner of a called 33.000 acre tract of land, described in a deed to the City of San Marcos, Texas, recorded in Document No. 16039264, O.P.R.H.C.TX.;

THENCE N 38° 16' 04" E, departing the common line of said 248.225 acre tract and said 33.000 acre tract, over and across the said 248.225 acre tract, a distance of 3,186.48 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, for the **POINT OF BEGINNING** and the west corner of tract described herein;

THENCE over and across the said 248.225 acre tract, the following thirty-eight (38) courses and distances:

- 1) N 45° 26' 17" E, a distance of 17.33 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 2) N 67° 23' 32" E, a distance of 51.69 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 3) N 65° 48' 34" E, a distance of 51.34 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 4) N 52° 32' 13" E, a distance of 150.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 5) N 52° 17' 34" E, a distance 32.47 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 6) N 49° 08' 33" E, a distance of 46.62 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 7) N 47° 59' 27" E, a distance of 79.84 feet to a calculated point,
- 8) N 44° 57' 55" E, a distance of 53.00 feet to a calculated point,
- 9) N 44° 05' 25" W, a distance of 3.01 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 10) N 45° 03' 53" E a distance of 60.70 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 11) N 45° 32' 23" E, a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 12) N 44° 43' 34" E, a distance of 26.22 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 13) N 45° 32' 23" E a distance of 113.06 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 14) N 45° 53' 27" E, a distance of 60.73 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 15) N 45° 15' 17" E, a distance of 74.90 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 16) N 45° 32' 23" E, a distance of 60.77 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 17) N 45° 32' 22" E, a distance of 60.55 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 18) N 45° 56' 11" E, a distance of 53.78 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,

- 19) N 44° 56' 54" E, a distance of 36.08 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 20) N 38° 42' 12" E, a distance of 50.36 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 21) N 30° 56' 17" E, a distance of 68.78 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 22) N 46° 59' 32" W, a distance of 150.13 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 23) N 43° 04' 03" E, a distance of 124.47 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 24) N 54° 31' 54" W, a distance of 37.99 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, said point being the beginning of a curve to the left,
- 25) With said curve to the left, having a radius of 273.51 feet, an arc length of 59.50 feet, and a chord which bears N 64° 44' 45" W, a distance of 59.38 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 26) S 15° 18' 59" W, a distance of 126.31 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 27) N 74° 41' 01" W, a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 28) N 77° 46' 03" W, a distance of 60.09 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 29) N 76° 10' 40" W, a distance of 60.02 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 30) N 15° 18' 59" E, a distance of 125.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 31) N 18° 01' 18" E, a distance of 53.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, said point being the beginning of a curve to the left,
- 32) With said curve to the left, having a radius of 273.46 feet, an arc length of 27.64 feet, and a chord which bears S 74° 52' 23" E a distance of 27.62 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 33) S 77° 46' 03" E, a distance of 48.67 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 34) N 12° 13' 57" E, a distance of 125.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 35) S 77° 46' 03" E, a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 36) S 73° 28' 54" E, a distance of 79.24 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 37) S 63° 29' 44" E, a distance of 78.42 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, and
- 38) N 30° 11' 20" E, a distance of 252.69 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set on the common line of said 248.225 acre tract and of Lot 1, Block A, Final Plat of La Cima Phase 4 subdivision, Document No. 22050345, Plat Records of Hays County, Texas (P.R.H.C.TX.), for the north corner of the tract described herein;

THENCE with the common line of said 248.225 acre tract and said Lot 1, the following three (3) courses and distances:

- 1) S 88° 17' 51" E, a distance of 366.72 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,

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John Williams Survey, A-490
Hays County, Texas

FN2881
Page 3 of 10

- 2) S 74° 07' 47" E, a distance of 179.27 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set,
- 3) S 44° 27' 37" E, a distance of 246.10 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set on the common line of said 248.225 acre tract and of a called 51.567 acre tract of land, described in a deed to the City of San Marcos, Texas, recorded in Document No. 17014570, O.P.R.H.C.TX., for the east corner of the tract described herein;

THENCE S 45° 32' 23" W, with the southeast line of said 248.225 acre tract and part way with said 51.567 acre tract and of a called 110.002 acre tract of land, described in a deed to the Hays County, recorded in Document No. 16007530, O.P.R.H.C.TX., a distance of 2,325.62 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set on the common line of said 248.225 acre tract and said 110.002 acre tract, for the south corner of the tract described herein;

THENCE N 10° 41' 48" W, departing the common line of said 248.225 acre tract and said 110.002 acre tract, a distance of 482.60 feet to the **POINT OF BEGINNING**, containing 23.000 acres of land.

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

BOWMAN WORD FILE: FN 2870

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS §

That I, Daniel Cogburn, 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 December 2023, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 31th day of January 2024 A.D.

Daniel Cogburn

1/31/2024

Bowman Consulting Group, Ltd.

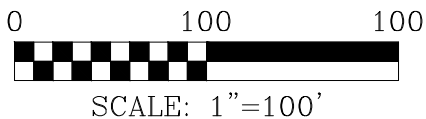
Austin, Texas 78746

Daniel Cogburn

Registered Professional Land Surveyor

No. 6894 – State of Texas





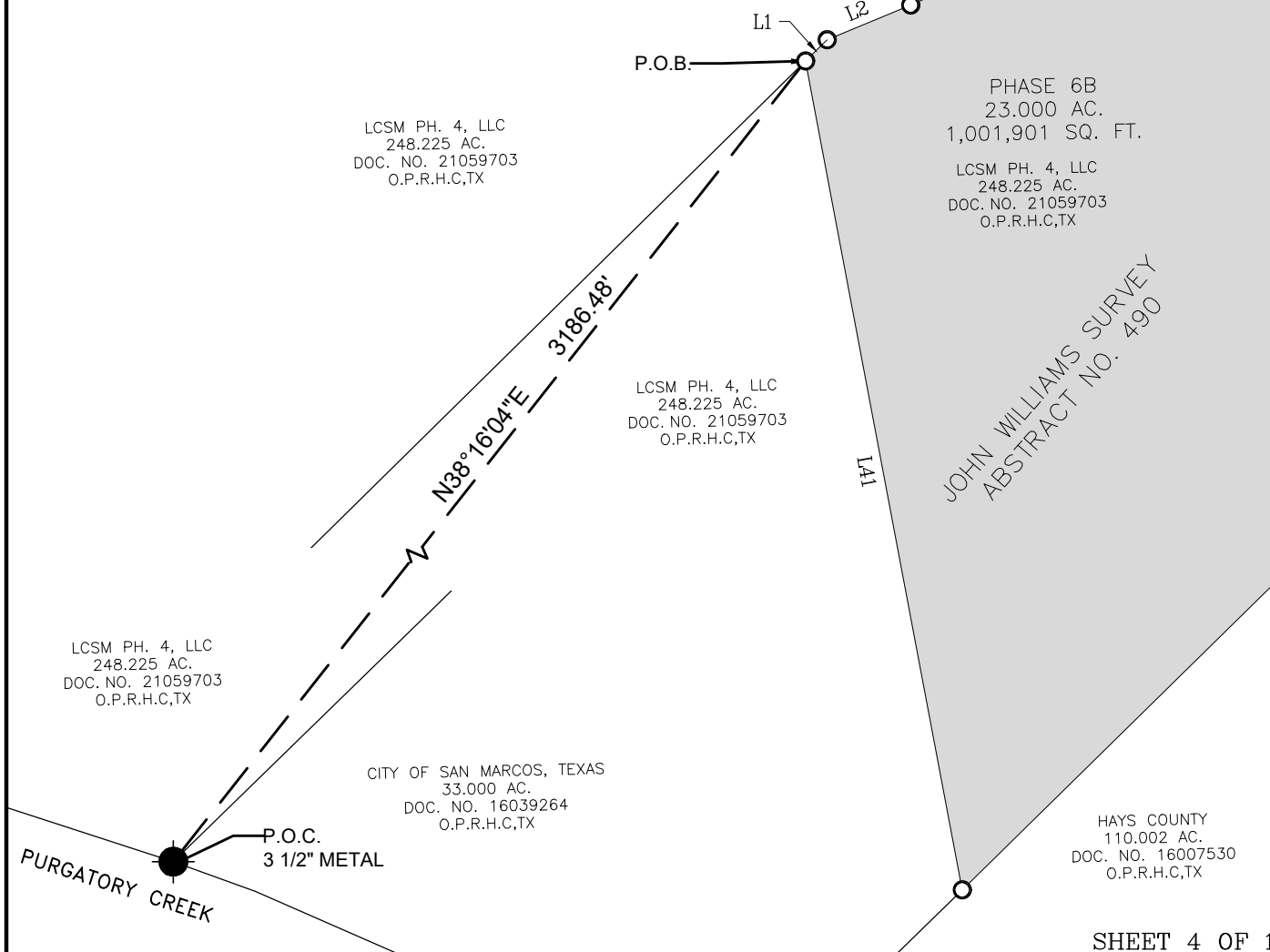
LEGEND

- 1/2" IRON ROD W/ PLASTIC CAP
STAMPED "BCG" SET
- 3/4" IRON ROD FOUND
- △ CALCULATED POINT
- FENCE POST FOUND (AS NOTED)

— FLY-TIE

O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY, TEXAS

MATCH LINE 5 OUT OF 10 PAGES



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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN2881

LCSM PH. 4, LLC
248.225 AC.
DOC. NO. 21059703
O.P.R.H.C,TX

PHASE 6B
23.000 AC.
1,001,901 SQ. FT.

LCSM PH. 4, LLC
248.225 AC.
DOC. NO. 21059703
O.P.R.H.C,TX

JOHN WILLIAMS SURVEY
ABSTRACT NO. 490

THE CITY OF SAN
MARCOS, TEXAS
51.567 AC.
DOC. NO.
17014570
O.P.R.H.C,TX

HAYS COUNTY
110.002 AC.
DOC. NO. 16007530
O.P.R.H.C,TX

LEGEND



1/2" IRON ROD W/ PLASTIC CAP
STAMPED "BCG" SET



3/4" IRON ROD FOUND



CALCULATED POINT



FENCE POST FOUND (AS NOTED)



FLY-TIE

O.P.R.H.C.TX.

OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY, TEXAS



SCALE: 1"=100'



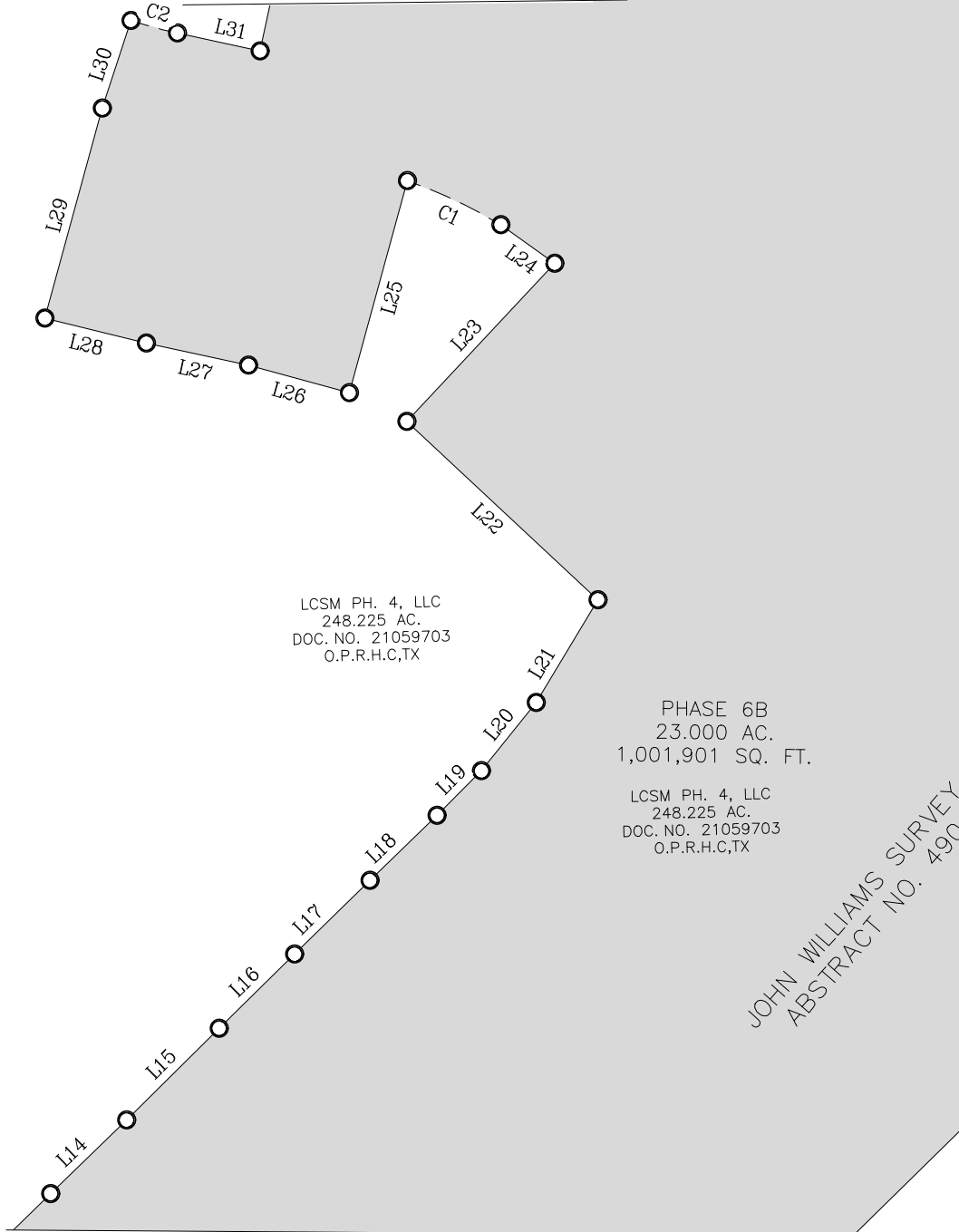
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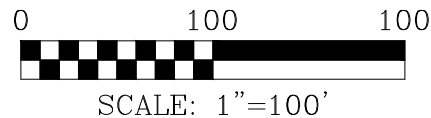
EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN2881



MATCH LINE 5 OUT OF 10 PAGES

LEGEND

- 1/2" IRON ROD W/ PLASTIC CAP
STAMPED "BCG" SET
- 3/4" IRON ROD FOUND
- △ CALCULATED POINT
- FENCE POST FOUND (AS NOTED)
- — — FLY-TIE

O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY, TEXAS

SHEET 6 OF 10

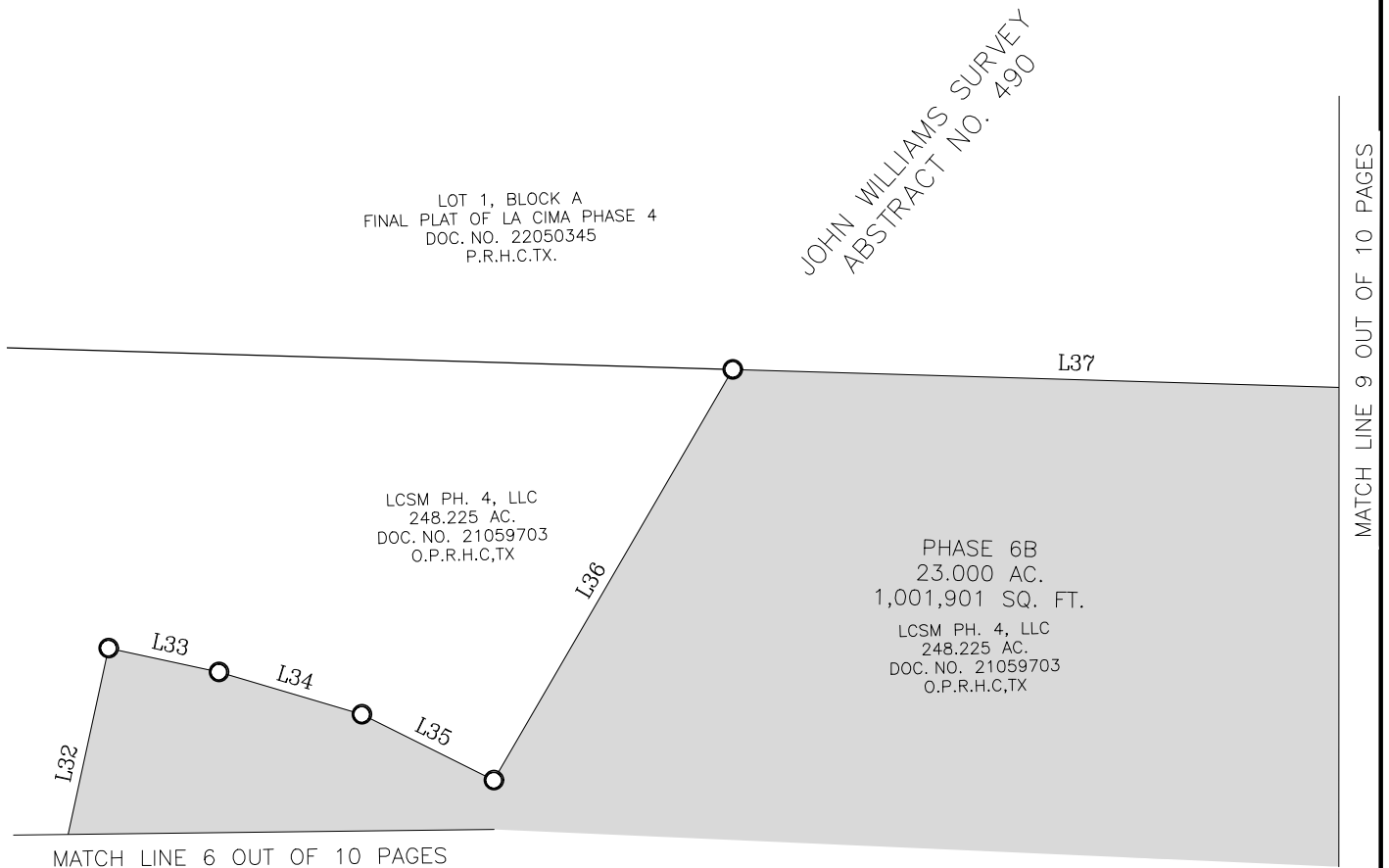
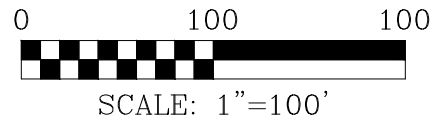
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 EXHIBIT TO ACCOMPANY
 FIELD NOTES DESCRIPTION
 FN2881

- LEGEND**
- 1/2" IRON ROD W/ PLASTIC CAP
STAMPED "BCG" SET
 - 3/4" IRON ROD FOUND
 - ▲ CALCULATED POINT
 - FENCE POST FOUND (AS NOTED)
 - FLY-TIE
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY, TEXAS

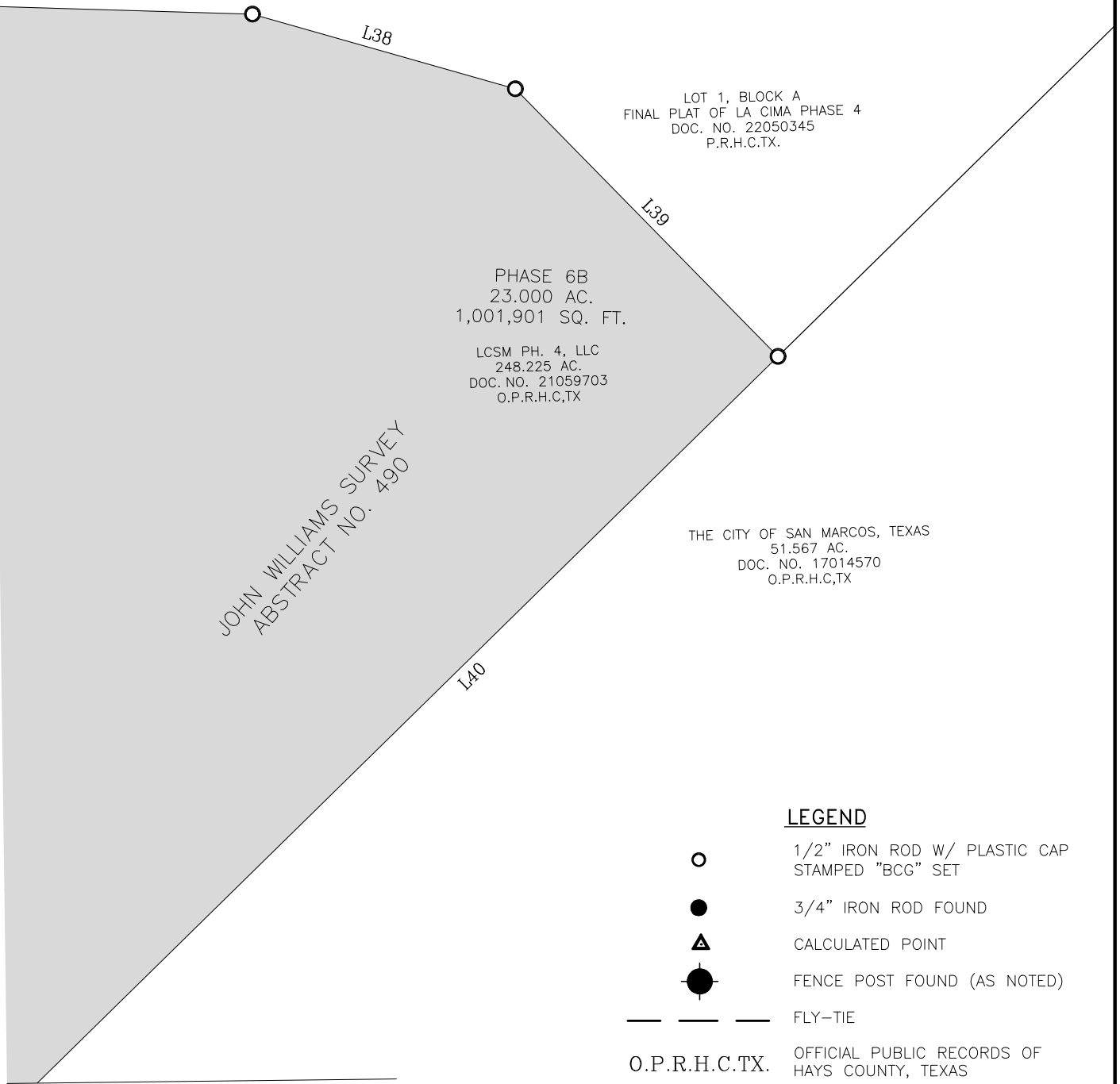


SHEET 7 OF 10

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EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN2881



LOT 1, BLOCK A
FINAL PLAT OF LA CIMA PHASE 4
DOC. NO. 22050345
P.R.H.C.TX.

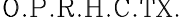
PHASE 6B
23.000 AC.
1,001,901 SQ. FT.

LCSM PH. 4, LLC
248,225 AC.
DOC. NO. 21059703
O.P.R.H.C.TX

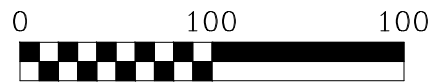
JOHN WILLIAMS SURVEY
ABSTRACT NO. 490

THE CITY OF SAN MARCOS, TEXAS
51.567 AC.
DOC. NO. 17014570
O.P.R.H.C.TX

LEGEND

-  1/2" IRON ROD W/ PLASTIC CAP
STAMPED "BCG" SET
-  3/4" IRON ROD FOUND
-  CALCULATED POINT
-  FENCE POST FOUND (AS NOTED)
-  FLY-TIE
-  O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY, TEXAS

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SCALE: 1"=100'



SHEET 8 OF 10

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EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN2881

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N45°26'17"E	17.33'
L2	N67°23'32"E	51.69'
L3	N65°48'34"E	51.34'
L4	N52°32'13"E	150.00'
L5	N52°17'34"E	32.47'
L6	N49°08'33"E	46.62'
L7	N47°59'27"E	79.84'
L8	N44°57'55"E	53.00'
L9	N44°05'25"W	3.01'
L10	N45°03'53"E	60.70'
L11	N45°32'23"E	50.00'
L12	N44°43'34"E	26.22'
L13	N45°32'23"E	113.06'
L14	N45°53'27"E	60.73'
L15	N45°15'17"E	74.90'
L16	N45°32'23"E	60.77'
L17	N45°32'22"E	60.55'
L18	N45°56'11"E	53.78'
L19	N44°56'54"E	36.08'
L20	N38°42'12"E	50.36'
L21	N30°56'17"E	68.78'
L22	N46°59'32"W	150.13'
L23	N43°04'03"E	124.47'
L24	N54°31'54"W	37.99'
L25	S15°18'59"W	126.31'
L26	N74°41'01"W	60.00'
L27	N77°46'03"W	60.09'
L28	N76°10'40"W	60.02'
L29	N15°18'59"E	125.00'
L30	N18°01'18"E	53.00'
L31	S77°46'03"E	48.67'

LINE TABLE		
L32	N12°13'57"E	125.00'
L33	S77°46'03"E	60.00'
L34	S73°28'54"E	79.24'
L35	S63°29'44"E	78.42'
L36	N30°11'20"E	252.69'
L37	S88°17'51"E	366.72'
L38	S74°07'47"E	179.27'
L39	S44°27'37"E	246.11'
L40	S45°32'23"W	2,325.62'
L41	N10°41'48"W	482.60'

CURVE TABLE						
CURVE #	RADIUS	ARC	CH. BEARING	CHORD	DELTA	TANGENT
C1	273.50'	59.50'	N64°44'45"W	59.38'	12°27'50"	29.87'
C2	273.50'	27.64'	S74°52'23"E	27.62'	5°47'22"	13.83'

SHEET 9 OF 10



Bowman Consulting Group, Ltd.
 807 Las Cimas Pkwy, Las Cima II, #350, Austin, Texas 78746
 Phone: (512) 327-1180 Fax: (512) 327-4062
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

EXHIBIT TO ACCOMPANY
 FIELD NOTES DESCRIPTION
 FN2881

OVERALL MAP
NOT TO SCALE



LOT 1, BLOCK A
FINAL PLAT OF LA CIMA
PHASE 4
DOC. NO. 22050345
P.R.H.C.TX.

CENTRAL PARK LOOP
(70' WIDE RIGHT-OF-WAY)

PHASE 6B
23.000 AC.
1,001,901 SQ. FT.

PHASE 6A

LCSM PH. 4, LLC
248.225 AC.
DOC. NO. 21059703
O.P.R.H.C,TX

P.O.B.

THE CITY OF SAN MARCOS,
TEXAS
51.567 AC.
DOC. NO. 17014570
O.P.R.H.C,TX

HAYS COUNTY
110.002 AC.
DOC. NO. 16007530
O.P.R.H.C,TX

N38°16'04"E
3186.48'

CITY OF SAN MARCOS,
TEXAS
33.000 AC.
DOC. NO. 16039264
O.P.R.H.C,TX

P.O.C.

SHEET 10 OF 10

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EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN2881

LA CIMA PHASE 6
PRELIMINARY PLAT

STATE OF TEXAS §
COUNTY OF HAYS §

I, BRYAN W. LEE, MANAGER OF LCSM PH.4, LLC., BEING THE OWNER OF THAT CERTAIN CALLED 248.225 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. 21059703, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 55.02 ACRES OF LAND OUT OF THE SAID 248.225 ACRE TRACT, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

LA CIMA PHASE 6 PRELIMINARY 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 _____, 2023 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 _____, 2023,

BY: _____
NOTARY PUBLIC

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, FRANK JACKEL, 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 _____, 2023,

BY: _____
NOTARY PUBLIC

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

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-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).

AQUIFER NOTE:

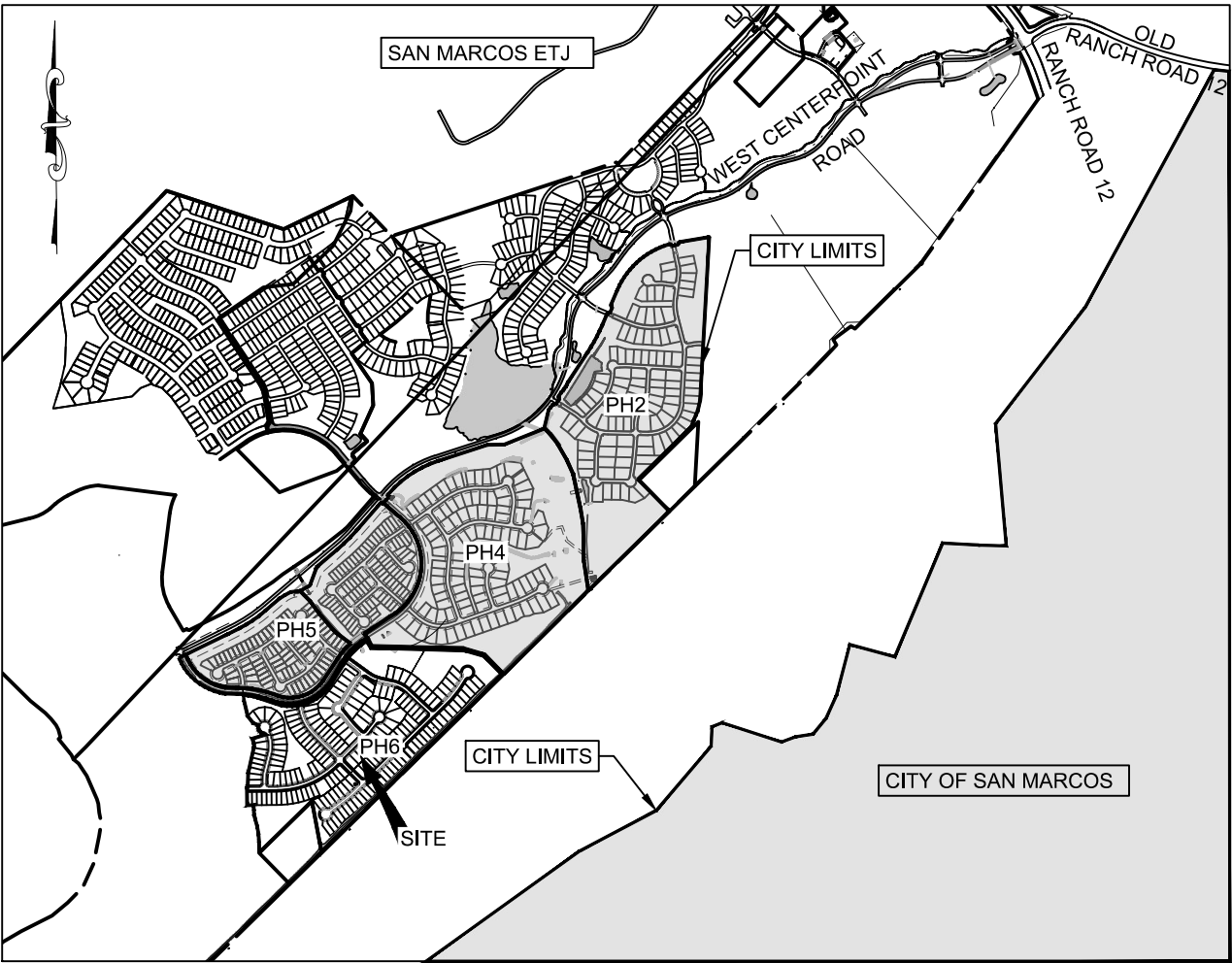
THIS PROJECT IS IN THE EDWARDS AQUIFER RECHARGE ZONE BUT IS NOT IN THE CONTRIBUTING ZONE.

NOTES:

- THIS PROJECT IS IN THE EXTRA TERRITORIAL JURISDICTION 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 PROPOSED STREETS. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. HOA SHALL MAINTAIN SIDEWALK/TRAILS IN PUBLIC AREAS. HOMEOWNER SHALL MAINTAIN SIDEWALK ASSOCIATED WITH LOT.
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "LCSM PH4, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- 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.
- 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).
- THE SUBJECT TRACT SHOWN HEREON IS IN THE SAN MARCOS CISD.
- SIDEWALKS SHALL BE MAINTAINED BY ADJACENT PROPERTY OWNER.
- THE LA CIMA H.O.A. OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE LOTS AND DRAINAGE EASEMENTS SHOWN HEREON, AS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS REFERENCED IN NOTE NO. 7, HEREON.
- 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.

SINGLE FAMILY RESIDENTIAL MANOR LOTS		COTTAGE LOTS	
LOT AREA, MINIMUM	6000 S.F.	LOT AREA, MINIMUM	4500 S.F.
LOT WIDTH, MINIMUM	50 FEET	LOT WIDTH, MINIMUM	40 FEET
LOT DEPTH, MINIMUM	100 FEET	LOT DEPTH, MINIMUM	100 FEET
LOT FRONTAGE MINIMUM	35 FEET	LOT FRONTAGE MINIMUM	35 FEET
FRONT YARD SETBACK, MIN	10 FEET	FRONT YARD SETBACK, MIN	10 FEET
SIDE YARD SETBACK, INTERIOR MIN	5 FEET	SIDE YARD SETBACK, INTERIOR MIN	5 FEET
SIDE YARD SETBACK, CORNER MIN	10 FEET	SIDE YARD SETBACK, CORNER MIN	10 FEET
REAR YARD SETBACK MIN	10 FEET	REAR YARD SETBACK MIN	10 FEET
BUILDING HEIGHT MAXIMUM	2 STORIES	BUILDING HEIGHT MAXIMUM	2 STORIES
IMPERVIOUS COVER MAX	60 %	IMPERVIOUS COVER MAX	60 %



LOCATION MAP
NOT TO SCALE

PROJECT ADDRESS:

THIS PROJECT IS LOCATED SOUTH OF CENTRAL PARK LOOP AND SOUTHWEST OF LA CIMA PHASE 4, HAYS COUNTY, TEXAS.

AREA TABLES PHASE 6:

- TOTAL ACREAGE: 2,396,722 SF=55.02 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 5.59 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 6599.13 LINEAR FEET.

TOTAL NUMBER OF LOTS: 193
SINGLE FAMILY: 185
OPEN SPACE: 8
PRIVATE STREET: 0

PHASE 6A STREET SUMMARY			
STREET NAME	STREET LENGTH	PAVE WIDTH	R.O.W. WIDTH
BASKET GRASS ROAD	370 LF	33' F-F	53'
PENSTEMON VIEW	825 LF	33' F-F	53'
BUNDLEFLOWER WAY	1462 LF	33' F-F	53'
CHICKSAW PLUM LANE	745 LF	33' F-F	53'
YELLOW STAR COURT	581 LF	33' F-F	53'

PHASE 6A LOT SUMMARY	
RIGHT-OF-WAY	5.09 ACRES
SINGLE FAMILY LOTS (104)	17.48 ACRES
OPEN SPACE	10.24 ACRES
TOTAL	32.81 ACRES

PHASE 6B STREET SUMMARY			
STREET NAME	STREET LENGTH	PAVE WIDTH	R.O.W. WIDTH
BASKET GRASS ROAD	621 LF	33' F-F	53'
CRABAPPLE COURT	1849 LF	33' F-F	53'
PASSIONVINE BEND	189 LF	33' F-F	53'
PENSTEMON VIEW	147 LF	33' F-F	53'

PHASE 6B LOT SUMMARY	
RIGHT-OF-WAY	3.70 ACRES
SINGLE FAMILY LOTS (81)	12.67 ACRES
OPEN SPACE	5.86 ACRES
TOTAL	22.23 ACRES

PHASE 6 ALLOWED/ASSUMED IMPERVIOUS COVER TABLE			
LOT WIDTH	TYPICAL DIMENSIONS	% IMPERVIOUS COVER	ALLOWED/ASSUMED IMPERVIOUS COVER
45'	45' X 125'	60%	3,375 S.F.
50'	50' X 125'	60%	3,750 S.F.
60'	60' X 125'	60%	4,500 S.F.

STATE OF TEXAS §
COUNTY OF HAYS §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS 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, 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: _____
JAMIE D. HORA
REGISTERED PROFESSIONAL ENGINEER
BOWMAN CONSULTING GROUP, LTD.
1120 S. CAPITAL OF TEXAS HWY,
BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
512-327-1180

DATE: JANUARY 16 2024	DRAWN BY: LDB	
SCALE: N/A	CHECKED BY: MH	
JOB No: 005956-01-001	DESIGNED BY: JDH	
REVISIONS		
REVISION	DESCRIPTION	DATE
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TBPE Firm Registration No. F-14309

1120 S. Capital of Texas Hwy
Bldg 3, Suite 220
Austin, Texas 78746

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Fax: (512) 327-4062
www.bowmanconsulting.com

PRELIMINARY PLAT

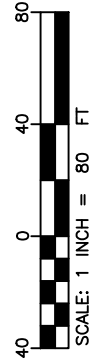
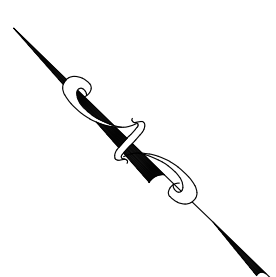
LA CIMA
PHASE 6
HAYS COUNTY, TEXAS

SHEET 1 OF 8

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF JAMIE D. HORA, P.E. #129806
ON JANUARY 16 2024.
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

649.592AC
L. 4877, PG. 632
- PUBLIC RECORDS OF
AYS COUNTY, TX

MATCH LINE SHEET 3



LAZY OAKS RANCH, LP
649.592AC
VOL. 4877, PG. 632
OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY, TX

LEGEND

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

KEY MAP



DATE: JANUARY 16 2024	DRAWN BY: LDB
SCALE: 1" = 80'	CHECKED BY: MGH
JOB No: 005956-01-113	DESIGNED BY: JDH
REVISIONS	
REVISION	DESCRIPTION
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Bowman

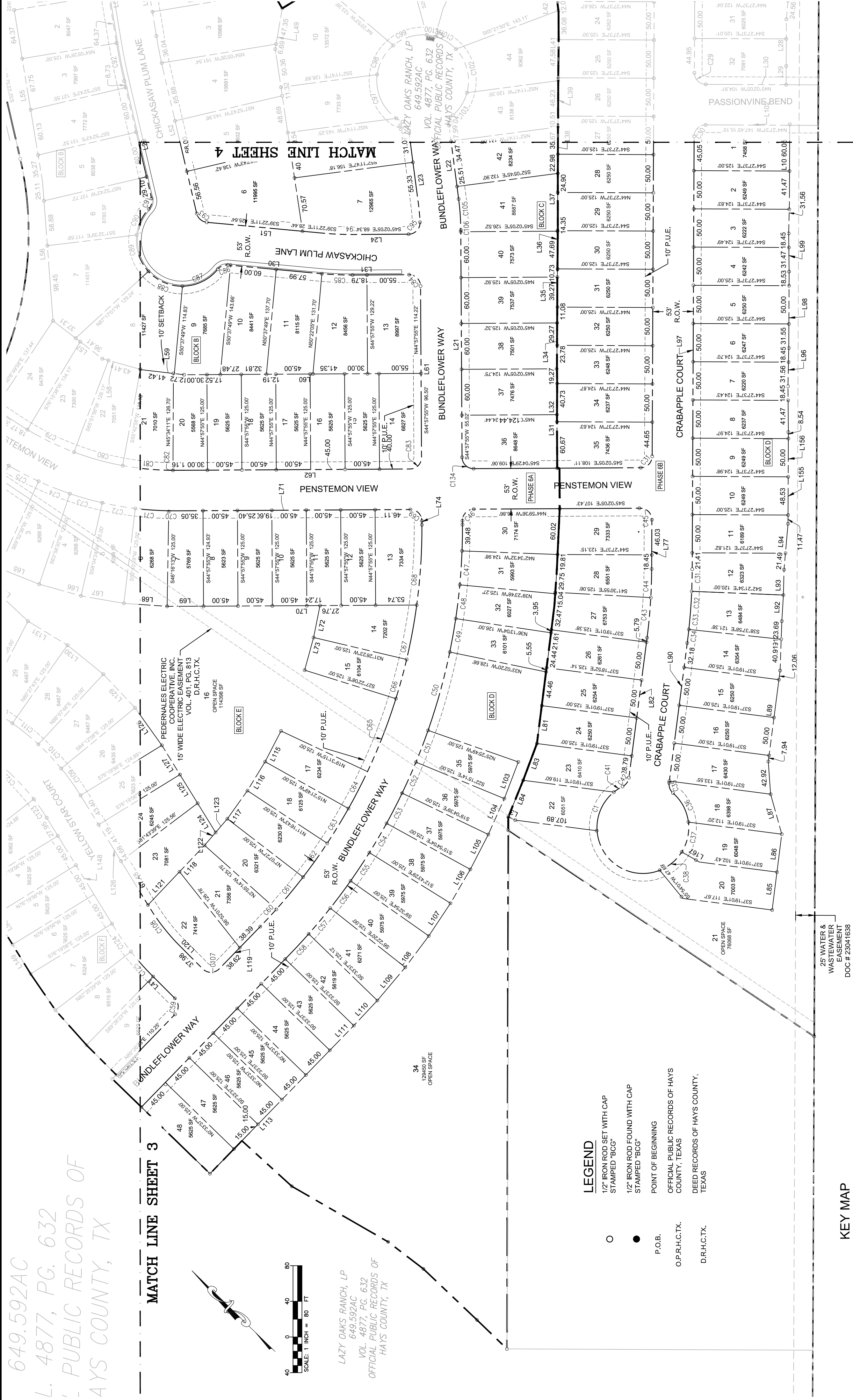
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TBE Firm Registration No. F-14309

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Bldg 3, Suite 220
Austin, Texas 78746
Phone: (512) 327-1180
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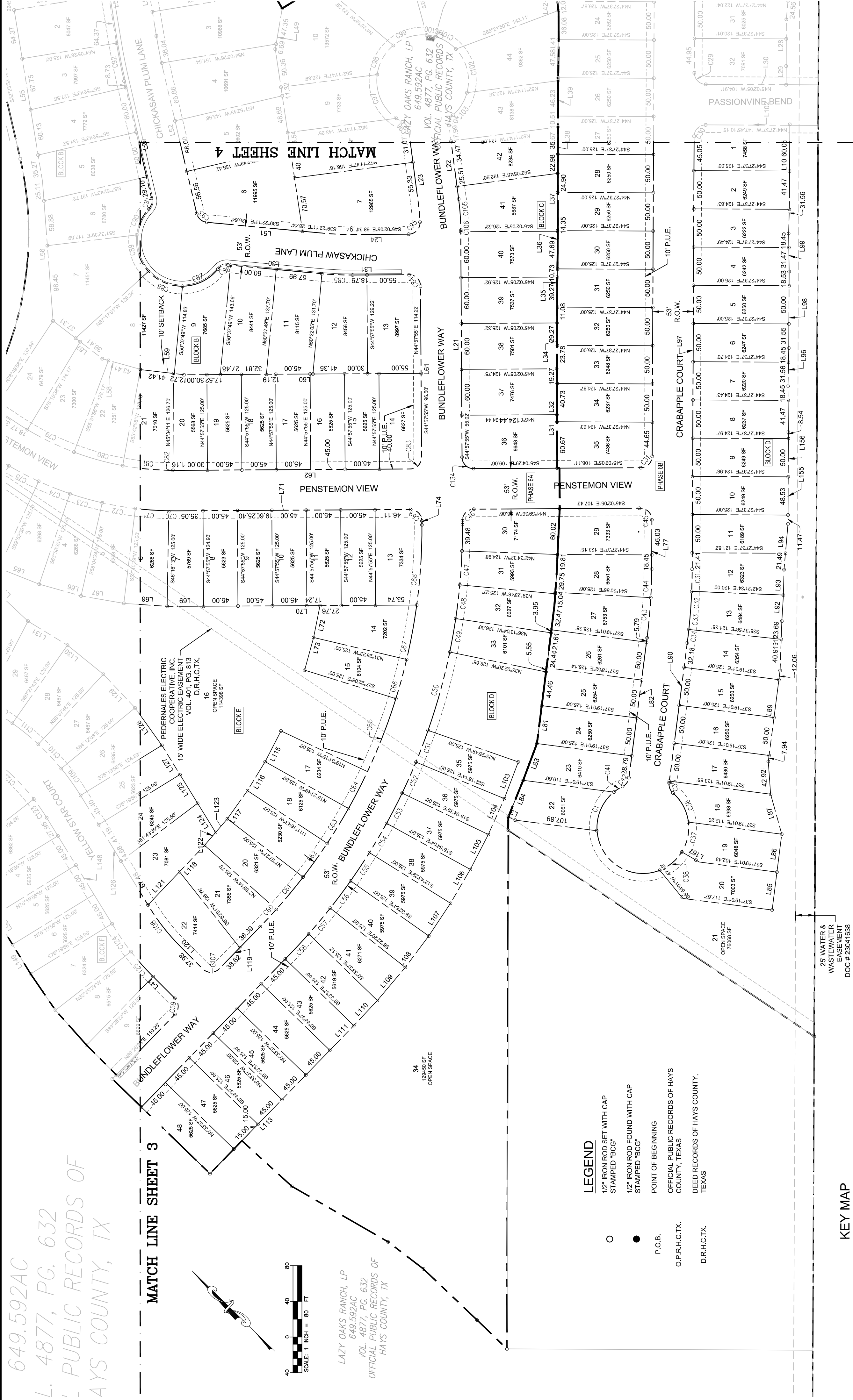
PRELIMINARY PLAT

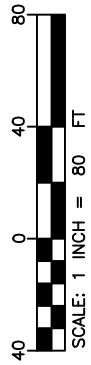
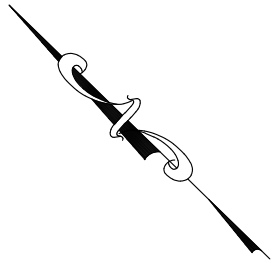
LA CIMA
PHASE 6
HAYS COUNTY, TEXAS

SHEET 2 OF 8 COSM # PC-23-08



25' WATER &
WASTEWATER
EASEMENT
DOC # 23041638



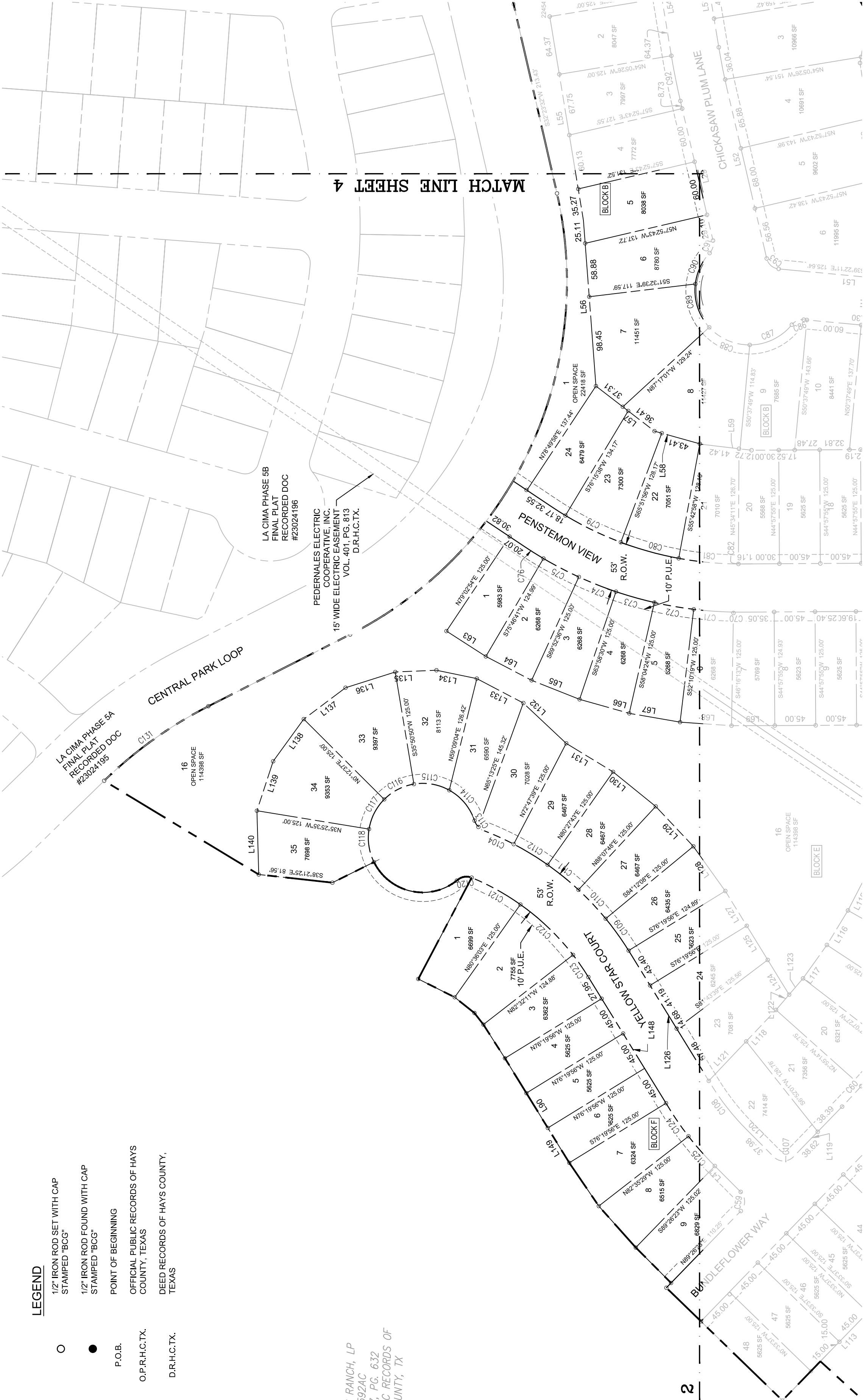


LEGEND

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

LAZY OAKS RANCH, LP
649.592AC
VOL. 4877, PG. 632
OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY, TX

MATCH LINE SHEET 2



KEY MAP



DATE:	JANUARY 16 2024	DRAWN BY:	LDB
SCALE:	1" = 80'	CHECKED BY:	MGH
JOB No:	005956-01-113	DESIGNED BY:	JDH
REVISIONS			
REVISION	DESCRIPTION		DATE

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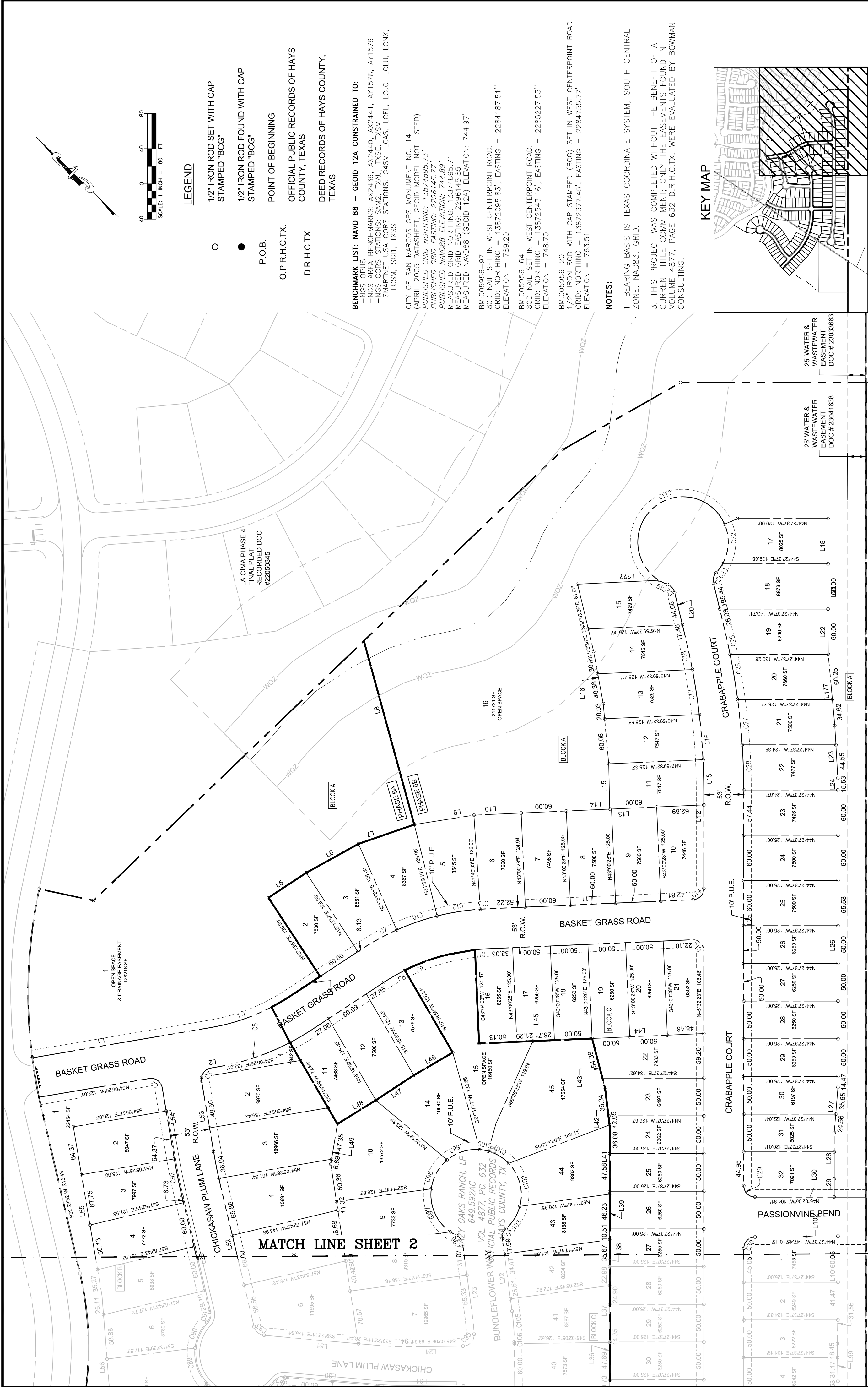
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Fax: (512) 327-4062
www.bowmanconsulting.com

HAYS COUNTY, TEXAS

SHEET 3 OF 8 COSM # PC-23-08

PRELIMINARY PLAT

LA CIMA
PHASE 6



KEY MAP



DATE: JANUARY 16 2024

SCALE: 1"=80'

JOB No: 005956-01-113

DRAWN BY: LDB

CHECKED BY: MGH

DESIGNED BY: JDH

REVISIONS

REVISION	DESCRIPTION	DATE
---	---	---

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PRELIMINARY PLAT

LA CIMA

PHASE 6

HAYS COUNTY, TEXAS

SHEET 4 OF 8

COSM # PC-23-08

BENCHMARK LIST: NAVD 88 - GEOD 12A CONSTRAINED TO:

-NGS OPUS
-NGS AREA BENCHMARKS: AX2439, AX2440, AX2441, AY1578, AY1579
-NGS CORN STATIONS: SAM2, TXAU, TXSE, TXSM
-SMARTNET USA CORN STATIONS: G4SM, LCAS, LCFL, LCJC, LCLU, LCNX, LCSM, SGT1, TXSS

CITY OF SAN MARCOS GPS MONUMENT NO. 14
(APRIL 2005 DATASHEET, GEOD 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 (GEOD 12A) ELEVATION: 744.97'

BM-005956-97
80D NAIL SET IN WEST CENTERPOINT ROAD
GRID: NORTHING = 13872095.83', EASTING = 2284187.51"
ELEVATION = 789.20'

BM-005956-64
80D NAIL SET IN WEST CENTERPOINT ROAD
GRID: NORTHING = 13872543.16', EASTING = 2285227.55"
ELEVATION = 748.70'

BM-005956-20
1/2" IRON ROD WITH CAP STAMPED (BCG) SET IN WEST CENTERPOINT ROAD.
GRID: NORTHING = 13872377.45', EASTING = 2284755.77"
ELEVATION = 763.51'

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRD.
2. 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.

MATCH LINE SHEET 2

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Direction
C2	23.562	15,000	21.213	N09° 05' 28.18"W
C3	18.464	15,000	17.321	N89° 21' 17.98"W
C4	113.021	273.498	112.219	S65° 55' 44.55"E
C5	101.933	326.500	101.520	N63° 02' 04.01"W
C6	57.235	63.282	55.304	N69° 16' 42.51"E
C7	52.940	326.500	52.882	S73° 07' 21.00"E
C8	32.411	273.500	32.392	N74° 22' 21.81"W
C9	97.516	273.500	97.000	N60° 45' 48.69"W
C10	56.777	326.500	56.706	S63° 29' 44.25"E
C11	16.979	273.500	16.977	N48° 46' 14.51"W
C12	58.019	326.500	57.943	S53° 25' 23.35"E
C13	24.225	15,000	21.677	N00° 43' 34.65"W
C13	7.637	326.500	7.637	S47° 39' 44.32"E
C14	11.127	16.918	10.928	S68° 21' 14.23"E
C15	60.030	1045.750	60.021	S44° 32' 19.20"W
C16	60.058	873.500	60.046	S40° 45' 44.33"W
C17	60.364	873.500	60.352	N36° 48' 46.30"E
C18	43.479	873.500	43.475	N33° 24' 25.68"E
C19	12.630	60,000	12.806	N18° 17' 48.88"W
C20	14.767	15,000	14.177	N03° 46' 44.97"E

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Direction
C43	52.725	723.500	52.713	N50° 35' 43.69"E
C44	37.480	723.500	37.476	N47° 01' 25.26"E
C45	21.760	15.288	19.969	S04° 18' 50.80"W
C46	23.645	15.028	21.280	S89° 47' 00.52"W
C47	44.468	801.500	44.463	S49° 00' 50.21"W
C48	44.468	801.500	44.463	S52° 11' 34.05"W
C49	44.468	801.500	44.463	S56° 22' 17.90"W
C50	106.437	801.500	106.359	N60° 45' 55.55"E
C51	44.434	801.500	44.428	S66° 09' 28.77"W
C52	44.434	801.500	44.428	S69° 20' 03.72"W
C53	44.434	801.500	44.428	S72° 30' 38.68"W
C54	44.434	801.500	44.428	S75° 41' 13.63"W
C55	44.434	801.500	44.428	S78° 51' 48.59"W
C56	44.431	801.500	44.426	S82° 02' 23.22"W
C57	43.956	801.500	43.950	S85° 11' 56.38"W
C58	37.345	801.500	37.342	S88° 06' 17.76"W
C59	23.323	15.000	21.043	N44° 53' 48.71"E
C60	30.834	748.500	30.832	N88° 15' 34.67"E
C61	54.916	748.500	54.904	N84° 58' 39.53"E
C62	54.274	748.500	54.262	N80° 47' 54.74"E

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Direction
C124	35.667	325.500	35.650	N10° 32' 17.71"E
C125	75.869	325.500	75.698	N07° 00' 39.18"E
C131	141.524	465.113	140.979	S80° 15' 58.45"E
C134	23.580	45.000	21.226	S00° 04' 11.48"E

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Direction
C22	54.521	60.000	52.864	S48° 22' 34.52"W
C23	14.637	60.000	14.801	S81° 23' 47.51"W
C24	14.767	15.000	14.177	S60° 10' 59.38"W
C25	35.485	926.500	35.483	S33° 04' 42.14"W
C26	60.842	926.500	60.831	S36° 03' 24.69"W
C27	60.313	926.500	60.302	S39° 48' 10.92"W
C28	60.048	926.500	60.037	S43° 31' 28.70"W
C29	23.657	15.000	21.281	N00° 21' 25.82"E
C30	23.412	15.000	21.107	N89° 44' 51.47"W
C31	13.718	15.000	13.245	N71° 44' 21.11"E
C31	28.944	776.500	28.942	S46° 36' 26.82"W
C32	50.035	799.095	50.027	S48° 31' 16.65"W
C33	50.035	799.095	50.027	S49° 31' 16.65"W
C34	17.834	719.410	17.833	S52° 01' 30.82"W
C35	14.767	15.000	14.177	S24° 28' 52.21"W
C36	43.954	62.768	43.061	S17° 18' 29.98"W
C37	40.765	59.967	39.984	S57° 48' 02.69"W
C38	38.212	57.117	37.504	N84° 31' 26.94"W
C41	13.574	60.000	13.545	S77° 23' 38.01"E
C42	14.767	15.000	14.177	N80° 53' 06.62"E

Curve Table					Curve Table				
Curve #	Length	Radius	Chord Length	Chord Direction #	Length	Radius	Chord Length	Chord Direction	
C63	53.363	748.500	53.352	N76° 40' 43.690W	37.126	358.335	37.109	N20° 27' 48.12W	
C64	54.309	748.500	54.297	N72° 33' 28.637E	19.011	20.000	18.303	S65° 02' 03.75W	
C65	102.528	748.500	102.448	S66° 33' 18.650W	40.810	326.500	40.783	S41° 23' 03.79W	
C66	53.180	748.500	53.169	N60° 35' 44.230E	40.810	326.500	40.783	S41° 23' 03.79W	
C67	72.435	748.500	72.407	N55° 47' 16.230E	28.464	15.754	24.747	N37° 39' 23.49W	
C68	110.330	751.701	110.231	N48° 48' 07.030E	68.125	275.830	67.952	N07° 27' 27.30E	
C69	23.565	15.031	21.225	N00° 00' 13.650W	43.250	326.500	43.219	S09° 35' 33.36W	
C70	9.716	426.500	9.716	N44° 22' 56.00W	43.695	326.500		S01° 57' 49.66W	
C71	43.930	426.500	43.910	N40° 46' 43.69W	43.695	326.500	43.663	S05° 42' 14.64E	
C72	43.930	426.500	43.911	N34° 52' 38.690W	43.695	326.500	43.663	S13° 22' 18.94E	
C73	43.930	426.500	43.911	N28° 58' 32.690W	15.819	18.000	15.315	S01° 41' 39.53W	
C74	43.930	426.500	43.911	N23° 04' 27.04W	303.758	60.000	68.771	N61° 50' 13.61E	
C75	43.930	426.500	43.911	N17° 10' 21.63W	303.758	60.000	68.771	N61° 50' 13.61E	
C76	24.343	426.500	24.340	N12° 35' 12.63W	303.758	60.000	68.771	N61° 50' 13.61E	
C77	224.640	60.000	114.598	S84° 54' 47.04SE	303.758	60.000	68.771	N61° 50' 13.61E	
C79	67.763	373.500	67.670	S18° 56' 12.61SE	303.758	60.000	68.771	N61° 50' 13.61E	
C80	66.162	373.500	66.076	S28° 12' 32.61SE	19.274	18.000	18.366	N52° 31' 17.42W	
C81	66.142	373.500	66.056	S39° 21' 25.62SE	169.525	273.500	166.825	N04° 05' 21.17W	
C82	3.942	373.500	3.942	S44° 43' 57.01SE	80.494	273.500	80.204	N00° 58' 04.28W	
C83	23.562	15.000	21.213	S89° 57' 54.61SE	169.525	273.500	166.825	N04° 05' 21.17W	

Curve Table					Curve Table				
Curve #	Length	Radius	Chord Length	Chord Direction #	Length	Radius	Chord Length	Chord Direction	
C63	53.363	748.500	53.352	N76° 40' 43.690W	37.126	358.335	37.109	N20° 27' 48.12W	
C64	54.309	748.500	54.297	N72° 33' 28.637E	19.011	20.000	18.303	S65° 02' 03.75W	
C65	102.528	748.500	102.448	S66° 33' 18.650W	40.810	326.500	40.783	S41° 23' 03.79W	
C66	53.180	748.500	53.169	N60° 35' 44.230E	40.810	326.500	40.783	S41° 23' 03.79W	
C67	72.435	748.500	72.407	N55° 47' 16.230E	28.464	15.754	24.747	N37° 39' 23.49W	
C68	110.330	751.701	110.231	N48° 48' 07.030E	68.125	275.830	67.952	N07° 27' 27.30E	
C69	23.565	15.031	21.225	N00° 00' 13.650W	43.250	326.500	43.219	S09° 35' 33.36W	
C70	9.716	426.500	9.716	N44° 22' 56.00W	43.695	326.500		S01° 57' 49.66W	
C71	43.930	426.500	43.910	N40° 46' 43.69W	43.695	326.500	43.663	S05° 42' 14.64E	
C72	43.930	426.500	43.911	N34° 52' 38.690W	43.695	326.500	43.663	S13° 22' 18.94E	
C73	43.930	426.500	43.911	N28° 58' 32.690W	15.819	18.000	15.315	S01° 41' 39.53W	
C74	43.930	426.500	43.911	N23° 04' 27.04W	303.758	60.000	68.771	N61° 50' 13.61E	
C75	43.930	426.500	43.911	N17° 10' 21.63W	303.758	60.000	68.771	N61° 50' 13.61E	
C76	24.343	426.500	24.340	N12° 35' 12.63W	303.758	60.000	68.771	N61° 50' 13.61E	
C77	224.640	60.000	114.598	S84° 54' 47.04SE	303.758	60.000	68.771	N61° 50' 13.61E	
C79	67.763	373.500	67.670	S18° 56' 12.61SE	303.758	60.000	68.771	N61° 50' 13.61E	
C80	66.162	373.500	66.076	S28° 12' 32.61SE	19.274	18.000	18.366	N52° 31' 17.42W	
C81	66.142	373.500	66.056	S39° 21' 25.62SE	169.525	273.500	166.825	N04° 05' 21.17W	
C82	3.942	373.500	3.942	S44° 43' 57.01SE	80.494	273.500	80.204	N00° 58' 04.28W	
C83	23.562	15.000	21.213	S89° 57' 54.61SE	169.525	273.500	166.825	N04° 05' 21.17W	

DATE: JANUARY 16 2024	DRAWN BY: LDB
SCALE: NA	CHECKED BY: MGH
JOB No: 005956-01-113	DESIGNED BY: JDH
REVISIONS	
REVISION	DESCRIPTION
DATE	DATE

Bowman

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TBPE Firm Registration No. F-14309

Capital of Texas Hwy
ite 220
xas 78746

Phone: (512) 327-1180
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CURVE TABLES

LA CIMA
PHASE 6
HAYS COUNTY, TEXAS

Line Table		
Line #	DISTANCE	BEARING
L1	240.334	S54° 05' 26.18"E
L2	8.894	S54° 05' 26.18"E
L3	10.011	S19° 52' 47.50"E
L4	48.665	S77° 46' 03.41"E
L5	60.000	S77° 46' 03.41"E
L6	79.243	S73° 28' 53.94"E
L7	78.415	S63° 29' 44.25"E
L8	252.691	N30° 11' 20.17"E
L9	80.126	S53° 25' 23.35"E
L10	62.782	S47° 02' 54.76"E
L11	275.029	S46° 59' 31.85"E
L12	127.997	N45° 32' 22.56"E
L13	182.686	N46° 59' 31.85"W
L14	57.683	S46° 59' 31.85"E
L15	59.853	N44° 14' 11.67"E
L16	70.662	N35° 09' 28.23"E
L18	60.000	N45° 32' 22.56"E
L19	61.517	S31° 58' 52.17"W
L20	61.517	S31° 58' 52.17"W
L21	297.180	N44° 57' 54.51"E

Line Table		
Line #	DISTANCE	BEARING
L36	62.767	N45° 32' 22.56"E
L37	62.666	N45° 32' 22.54"E
L38	62.476	N45° 32' 23.22"E
L39	62.924	N45° 32' 21.90"E
L41	43.803	N00° 21' 14.28"E
L41	83.659	S73° 22' 22.57"E
L42	50.358	N38° 42' 12.42"E
L43	68.780	N30° 56' 17.34"E
L44	148.478	S46° 59' 31.85"E
L45	150.130	S46° 59' 31.85"E
L46	60.000	S74° 41' 01.36"E
L47	60.087	N77° 48' 03.41"W
L48	60.020	S76° 10' 39.72"E
L49	54.040	S54° 54' 44.95"W
L50	240.948	S36° 47' 34.54"W
L51	154.078	N39° 22' 11.37"W
L52	190.438	N32° 07' 17.09"E
L53	94.982	N35° 54' 33.82"E
L54	94.982	S35° 54' 33.82"W
L55	227.520	N35° 54' 33.82"E

Line Table		
Line #	DISTANCE	BEARING
L77	64.479	N45° 32' 22.56"E
L78	108.029	S47° 13' 00.61"E
L81	50.000	S52° 40' 59.42"W
L82	184.571	N52° 40' 59.42"E
L83	51.345	S65° 49' 27.49"W
L84	51.691	S67° 22' 39.52"W
L85	50.000	N52° 30' 10.42"E
L86	50.000	N52° 30' 10.42"E
L87	133.553	N37° 19' 00.56"W
L88	42.924	N41° 11' 24.20"E
L89	47.936	N52° 40' 59.42"E
L90	184.571	S52° 40' 59.42"W
L90	45.000	S13° 40' 04.07"W
L91	40.915	N47° 16' 25.92"E
L92	34.203	N48° 45' 49.05"E
L93	33.334	N46° 41' 13.59"E
L94	38.863	N50° 15' 44.39"E
L95	50.007	N46° 28' 22.26"E
L96	31.559	N46° 28' 22.26"E
L97	566.406	S45° 32' 22.56"W

Line Table		
Line #	DISTANCE	BEARING
L120	42.479	S00° 21' 14.28"W
L121	59.856	N88° 45' 26.81"E
L122	22.166	N85° 55' 10.23"E
L123	23.548	S85° 55' 10.23"W
L124	44.866	N13° 40' 04.07"E
L125	44.056	N13° 40' 04.07"E
L126	171.314	S13° 40' 04.07"W
L127	43.403	N13° 40' 04.07"E
L128	60.368	N09° 43' 57.94"E
L129	60.379	N01° 57' 49.68"E
L130	60.379	N05° 42' 14.64"W
L131	60.379	N13° 22' 18.94"W
L132	64.750	S01° 30' 31.98"E
L133	57.816	N16° 59' 34.71"W
L134	45.364	N33° 01' 31.22"W
L135	45.364	N47° 06' 37.38"W
L136	57.422	N62° 17' 54.09"W
L137	57.430	N81° 38' 34.07"W
L138	57.301	S81° 18' 04.43"W
L139	57.301	S63° 28' 58.38"W

Line Table		
Line #	DISTANCE	BEARING
L21	60.000	S45° 32' 22.56"W
L22	97.146	N37° 48' 13.06"E
L22	60.001	N45° 14' 02.88"E
L23	97.146	S37° 48' 13.06"W
L23	70.115	N42° 15' 08.98"E
L24	73.596	N45° 02' 05.49"W
L24	70.000	N45° 23' 42.30"E
L25	522.445	S45° 32' 22.56"W
L26	70.050	N45° 32' 24.13"E
L27	60.207	N50° 17' 49.87"E
L28	60.013	N45° 32' 22.56"E
L29	157.837	S32° 07' 17.09"W
L29	25.519	N45° 32' 44.50"E
L30	147.185	S44° 27' 37.44"E
L30	121.477	S39° 22' 11.37"E
L31	73.791	S45° 02' 05.49"E
L31	136.892	N45° 15' 35.04"E
L32	136.892	N45° 15' 35.04"E
L34	62.700	N45° 32' 22.56"E
L35	62.666	N45° 32' 22.57"E

Line Table		
Line #	DISTANCE	BEARING
L56	182.582	N40° 58' 36.55"E
L57	81.226	N07° 07' 31.78"W
L58	53.949	N29° 08' 43.05"W
L59	55.298	N37° 57' 20.00"W
L60	310.000	N45° 02' 05.49"W
L61	224.224	S44° 57' 54.51"W
L62	306.164	N45° 02' 05.49"W
L63	51.534	S11° 59' 08.82"E
L64	56.780	S17° 09' 28.17"E
L65	56.780	S23° 04' 27.24"E
L66	56.780	S28° 58' 32.85"E
L67	56.780	S34° 52' 38.46"E
L68	56.780	S40° 46' 43.98"E
L69	47.614	S44° 51' 45.61"E
L70	278.737	N45° 02' 05.49"W
L71	306.164	S45° 02' 05.49"E
L72	42.613	S56° 36' 06.93"W
L73	44.290	S60° 39' 44.23"W
L74	5.178	N44° 57' 54.51"E
L76	54.284	N29° 46' 00.49"E

Line Table		
Line #	DISTANCE	BEARING
L98	50.000	N45° 32' 22.59"E
L99	31.473	N44° 36' 16.98"E
L100	31.473	N44° 36' 16.98"E
L101	60.049	N45° 32' 22.56"E
L102	147.451	N44° 27' 37.44"W
L103	51.357	N66° 09' 20.26"E
L104	51.357	N69° 20' 03.72"E
L105	51.357	N72° 30' 36.68"E
L106	51.357	N75° 41' 13.63"E
L107	51.357	N78° 51' 48.59"E
L108	51.354	N82° 02' 23.22"E
L109	56.630	N85° 22' 45.08"E
L110	45.006	N88° 28' 54.64"E
L111	45.000	N89° 26' 19.26"E
L113	60.000	S89° 26' 26.05"W
L115	45.229	S72° 33' 33.47"W
L116	44.442	S76° 40' 43.96"W
L117	45.200	S80° 47' 54.74"W
L118	47.653	S88° 45' 26.81"W
L119	77.013	N89° 26' 23.14"E

Line Table		
Line #	DISTANCE	BEARING
L140	70.141	N43° 38' 45.78"E
L148	171.314	N13° 40' 04.07"E
L149	135.000	N13° 40' 04.07"E
L155	48.531	N45° 31' 43.63"E
L156	50.000	N45° 31' 06.65"E
L167	26.397	S14° 38' 40.57"E
L177	94.873	N40° 16' 15.48"E
L237	47.687	S05° 54' 01.27"W

DATE: JANUARY 16 2024	DRAWN BY: LDB
SCALE:	CHECKED BY: MGH
JOB No: 005956-01-113	DESIGNED BY: JDH
REVISIONS	
REVISION#	DESCRIPTION
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La Cima Phases 6A & 6B						
Lots, Blocks and Areas						
Owner:	ILCSM PH.4, LLC					
Engineer:	Bowman Consulting Group Ltd.					
Date:	7-Dec-23					
PHASE	LOT	BLOCK	ZONING	WIDTH	DEPTH	AREA (SQ FT)
6A	LOT 1	BLOCK A	Open Space			161321
6B	LOT 2	BLOCK A	SF Manor	60.00	124.94	7500
6B	LOT 3	BLOCK A	SF Manor	59.07	123.31	8561
6B	LOT 4	BLOCK A	SF Manor	56.27	123.29	8367
6B	LOT 5	BLOCK A	SF Manor	58.08	123.22	8545
6B	LOT 6	BLOCK A	SF Manor	59.86	124.89	7660
6B	LOT 7	BLOCK A	SF Manor	60.00	125.00	7498
6B	LOT 8	BLOCK A	SF Manor	60.00	125.00	7500
6B	LOT 9	BLOCK A	SF Manor	60.00	125.00	7500
6B	LOT 10	BLOCK A	SF Manor	54.26	125.00	7434
6B	LOT 11	BLOCK A	SF Manor	60.02	125.00	7526
6B	LOT 12	BLOCK A	SF Manor	60.06	125.32	7528
6B	LOT 13	BLOCK A	SF Manor	60.36	124.34	7527
6B	LOT 14	BLOCK A	SF Manor	60.94	123.27	7515
6B	LOT 15	BLOCK A	SF Manor	71.66	108.03	7429
6B	LOT 16	BLOCK A	Open Space			178492
6B	LOT 17	BLOCK A	SF Manor	54.52	120.00	8025
6B	LOT 18	BLOCK A	SF Manor	64.85	139.88	8873
6B	LOT 19	BLOCK A	SF Manor	61.56	130.26	8206
6B	LOT 20	BLOCK A	SF Manor	60.84	125.77	7660
6B	LOT 21	BLOCK A	SF Manor	60.31	124.38	7500
6B	LOT 22	BLOCK A	SF Manor	60.05	124.38	7477
6B	LOT 23	BLOCK A	SF Manor	60.00	124.85	7496
6B	LOT 24	BLOCK A	SF Manor	60.00	125.00	7500
6B	LOT 25	BLOCK A	SF Manor	60.00	125.00	7500
6B	LOT 26	BLOCK A	SF Manor	50.00	125.00	6250
6B	LOT 27	BLOCK A	SF Manor	50.00	125.00	6250
6B	LOT 28	BLOCK A	SF Manor	50.00	125.00	6250
6B	LOT 29	BLOCK A	SF Manor	50.00	125.00	6250
6B	LOT 30	BLOCK A	SF Manor	50.00	122.04	6197
6B	LOT 31	BLOCK A	SF Manor	50.00	120.01	6025
6B	LOT 32	BLOCK A	SF Manor	56.73	120.01	7091
BLOCK A - PHASE 6A SUBTOTAL						161521
BLOCK A - PHASE 6B SUBTOTAL						401132
BLOCK A TOTAL AREA:						562653

PHASE	LOT	BLOCK	ZONING	WIDTH	DEPTH	AREA (SQ FT)
6A	LOT 1	BLOCK B	Open Space	Open Space		22418
6A	LOT 2	BLOCK B	SF Manor	64.37	125.00	8047
6A	LOT 3	BLOCK B	SF Manor	60.07	125.00	7997
6A	LOT 4	BLOCK B	SF Manor	60.00	127.55	7772
6A	LOT 5	BLOCK B	SF Manor	60.00	131.52	8038
6A	LOT 6	BLOCK B	SF Manor	82.09	117.39	8744
6A	LOT 7	BLOCK B	SF Manor	51.64	117.59	11451
6A	LOT 8	BLOCK B	SF Manor	50.04	114.83	11427
6A	LOT 9	BLOCK B	SF Manor	71.35	114.83	7685
6A	LOT 10	BLOCK B	SF Manor	60.00	137.70	8441
6A	LOT 11	BLOCK B	SF Manor	59.94	131.70	8115
6A	LOT 12	BLOCK B	SF Manor	59.01	129.22	8456
6A	LOT 13	BLOCK B	SF Manor	66.78	129.22	8960
6A	LOT 14	BLOCK B	SF Cottage	51.78	124.82	6834
6A	LOT 15	BLOCK B	SF Cottage	45.00	125.00	5625
6A	LOT 16	BLOCK B	SF Cottage	45.00	125.00	5625
6A	LOT 17	BLOCK B	SF Cottage	45.00	125.00	5625
6A	LOT 18	BLOCK B	SF Cottage	45.00	125.00	5625
6A	LOT 19	BLOCK B	SF Cottage	45.00	125.00	5625
6A	LOT 20	BLOCK B	SF Cottage	45.11	125.00	5568
6A	LOT 21	BLOCK B	SF Cottage	66.14	126.70	7010
6A	LOT 22	BLOCK B	SF Cottage	66.16	128.10	7051
6A	LOT 23	BLOCK B	SF Cottage	67.76	127.30	7300
6A	LOT 24	BLOCK B	SF Cottage	51.24	134.17	6475
BLOCK B TOTAL AREA:						195914

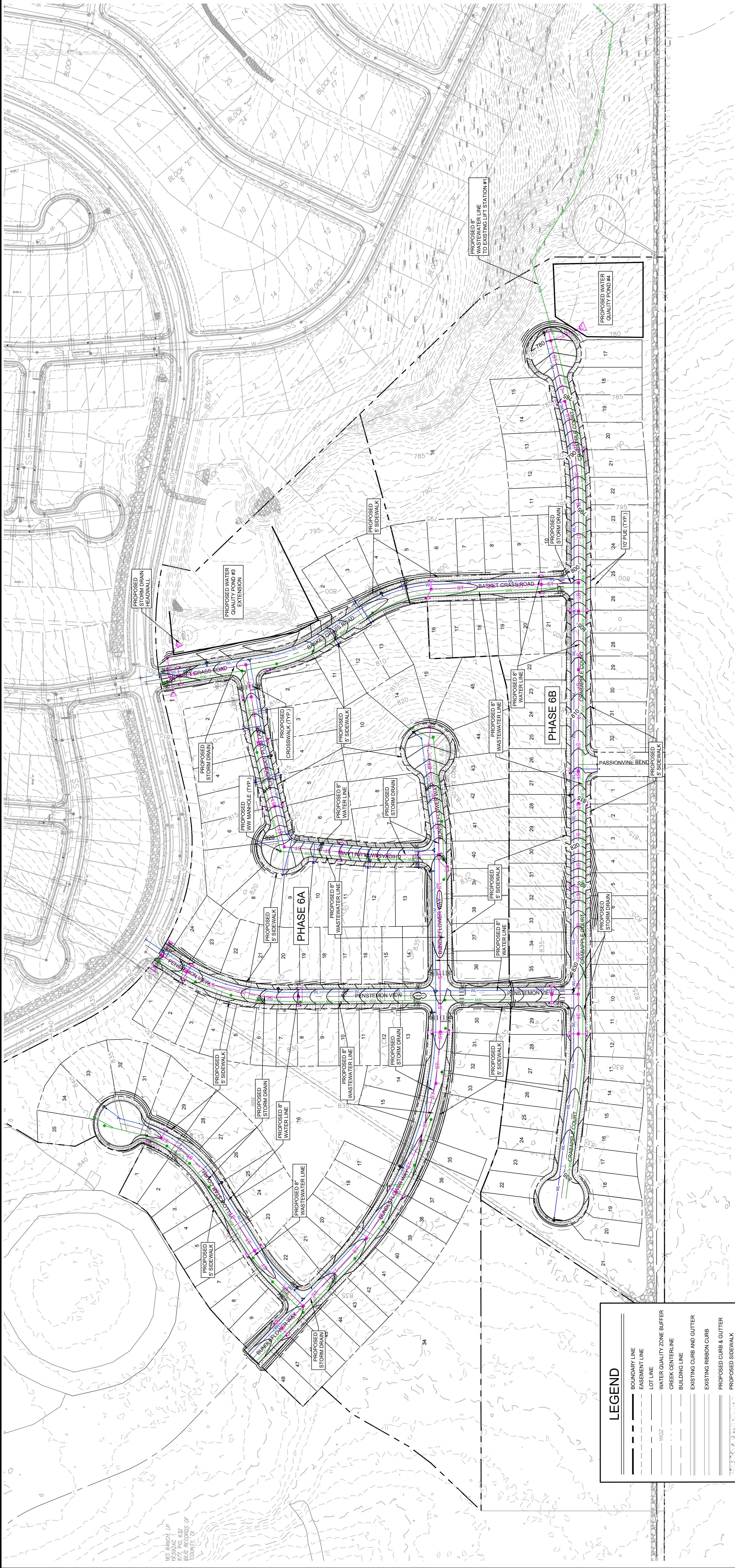
PHASE	LOT	BLOCK		WIDTH	DEPTH	AREA (SQ FT)
6A	LOT 1	BLOCK C	Open Space			1852
6A	LOT 2	BLOCK C	SF Manor	68.10	133.01	9970
6A	LOT 3	BLOCK C	SF Manor	68.03	151.54	10966
6A	LOT 4	BLOCK C	SF Manor	77.66	143.98	10691
6A	LOT 5	BLOCK C	SF Manor	68.00	138.42	9602
6A	LOT 6	BLOCK C	SF Manor	65.92	133.36	11995
6A	LOT 7	BLOCK C	SF Manor	82.98	155.70	12965
6A	LOT 8	BLOCK C	SF Manor	65.84	143.25	9310
6A	LOT 9	BLOCK C	SF Manor	65.71	125.13	7733
6A	LOT 10	BLOCK C	SF Manor	44.59	126.89	13572
6B	LOT 11	BLOCK C	SF Manor	60.03	124.08	7488
6B	LOT 12	BLOCK C	SF Manor	60.09	125.00	7500
6B	LOT 13	BLOCK C	SF Manor	60.06	125.00	7576
6A	LOT 14	BLOCK C	SF Manor	46.78	118.69	10040
6A	LOT 15	BLOCK C	Open Space			16450
6B	LOT 16	BLOCK C	SF Manor	50.01	124.47	6255
6B	LOT 17	BLOCK C	SF Manor	50.00	125.00	6250
6B	LOT 18	BLOCK C	SF Manor	50.00	125.00	6250
6B	LOT 19	BLOCK C	SF Manor	50.00	125.00	6250
6B	LOT 20	BLOCK C	SF Manor	50.00	125.00	6250
6B	LOT 21	BLOCK C	SF Manor	50.44	125.00	6832
6B	LOT 22	BLOCK C	SF Manor	59.20	134.62	7933
6B	LOT 23	BLOCK C	SF Manor	50.00	126.67	6497
6B	LOT 24	BLOCK C	SF Manor	50.00	125.00	6262
6B	LOT 25	BLOCK C	SF Manor	50.00	125.00	6250
6B	LOT 26	BLOCK C	SF Manor	50.00	125.00	6250
6B	LOT 27	BLOCK C	SF Manor	50.00	125.00	6250
6B	LOT 28	BLOCK C	SF Manor	50.00	125.00	6250
6B	LOT 29	BLOCK C	SF Manor	50.00	125.00	6250
6B	LOT 30	BLOCK C	SF Manor	50.00	125.00	6250
6B	LOT 31	BLOCK C	SF Manor	50.00	125.00	6250
6B	LOT 32	BLOCK C	SF Manor	50.00	125.00	6250
6B	LOT 33	BLOCK C	SF Manor	50.00	124.87	6248
6B	LOT 34	BLOCK C	SF Manor	50.00	124.63	6237
6B	LOT 35	BLOCK C	SF Manor	56.36	124.41	7436
6A	LOT 36	BLOCK C	SF Manor	66.80	124.18	8648
6A	LOT 37	BLOCK C	SF Manor	60.00	124.44	7476
6A	LOT 38	BLOCK C	SF Manor	60.00	124.75	7501
6A	LOT 39	BLOCK C	SF Manor	60.00	125.32	7537
6A	LOT 40	BLOCK C	SF Manor	60.00	125.92	7573
6A	LOT 41	BLOCK C	SF Manor	59.51	126.52	8687
6A	LOT 42	BLOCK C	SF Manor	59.99	132.9	8234
6A	LOT 43	BLOCK C	SF Manor	70.74	120.35	8138
6A	LOT 44	BLOCK C	SF Manor	61.46	119.57	9362
6A	LOT 45	BLOCK C	SF Manor	52.93	119.94	17554
BLOCK A - PHASE 6A SUBTOTAL						215856
BLOCK A - PHASE 6B SUBTOTAL						150764
BLOCK C TOTAL AREA:						366820

DATE:	JANUARY 16 2024	DRAWN BY:	LDB
SCALE:	NA	CHECKED BY:	MGH
JOB No:	005956-01-113	DESIGNED BY:	JDH
REVISIONS			
REVISION	DESCRIPTION	DATE	
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LOT/BLOCK TABLES	
LA CIMA PHASE 6 HAYS COUNTY, TEXAS	
SHEET 7	OF 8 COSM # PC-23-08



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LEGEND

BOUNDARY LINE

EASEMENT LINE

LOT LINE

WATER QUALITY ZONE BUFFER

WOZ

CREEK CENTERLINE

BUILDING LINE

EXISTING CURB AND GUTTER

EXISTING RIBBON CURB

PROPOSED CURB & GUTTER

PROPOSED SIDEWALK BY DEVELOPER

PROPOSED SIDEWALK BY HOMEOWNER

PROPOSED ROCK RIP RAP

FIRE HYDRANT

GATE VALVE

WATER SERVICE METER

WW MANHOLE

STORM DRAIN MANHOLE

CURB INLET

JUNCTION BOX

HEADWALL

STREET LIGHT

PROPOSED WATER LINE

PROPOSED WASTEWATER LINE

PROPOSED STORM LINE

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LA CIMA PHASE 6
PRELIMINARY PLAT
PROPOSED IMPROVEMENTS EXHIBIT

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August 28, 2023

SHEET 1 OF 1

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