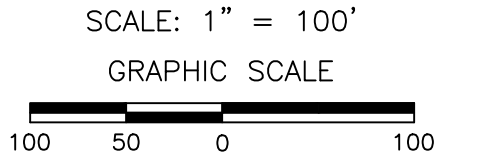
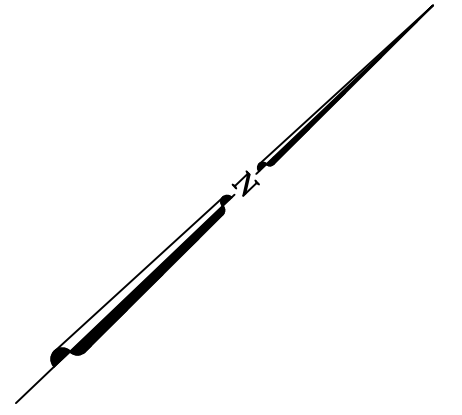
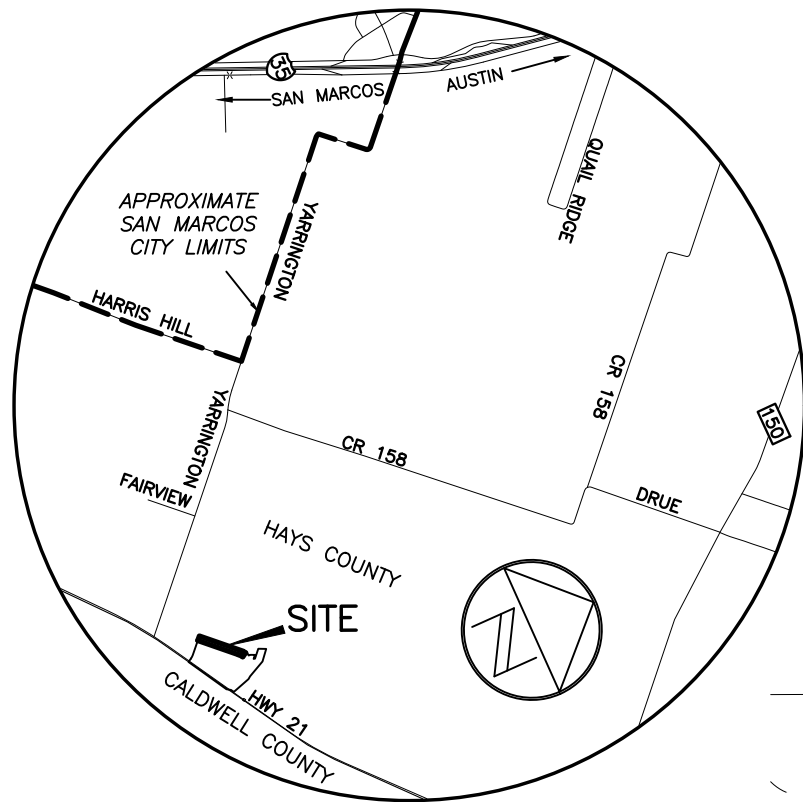


# FINAL SUBDIVISION PLAT: SUNSET OAKS SECTION ONE, PHASE THREE HAYS COUNTY, TEXAS



THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P941".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:  
N 13885328.23  
E 2332261.23

TEXAS STATE PLANE COORDINATES:  
N 13883523.37  
E 2331958.07

ELEVATION = 672.80'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999870017  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0  
THETA ANGLE: 0°33'44"

OWNERS AND DEVELOPER:  
PULTE HOMES OF TEXAS, LP  
9401 AMBERGLEN BLVD.  
BLDG. 1, STE. 150  
AUSTIN, TEXAS 78729

ENGINEER:  
CSF CIVIL GROUP, LLC, FIRM No. F-12377  
3636 EXECUTIVE CENTER DR., STE 209  
AUSTIN, TEXAS 78731  
(512) 614-4466

SURVEYOR:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 McCALL LANE  
AUSTIN, TX 78744  
(512) 443-1724

WATER UTILITY SIGNATURE BLOCK  
MAXWELL S.U.D. AND W.S.C.

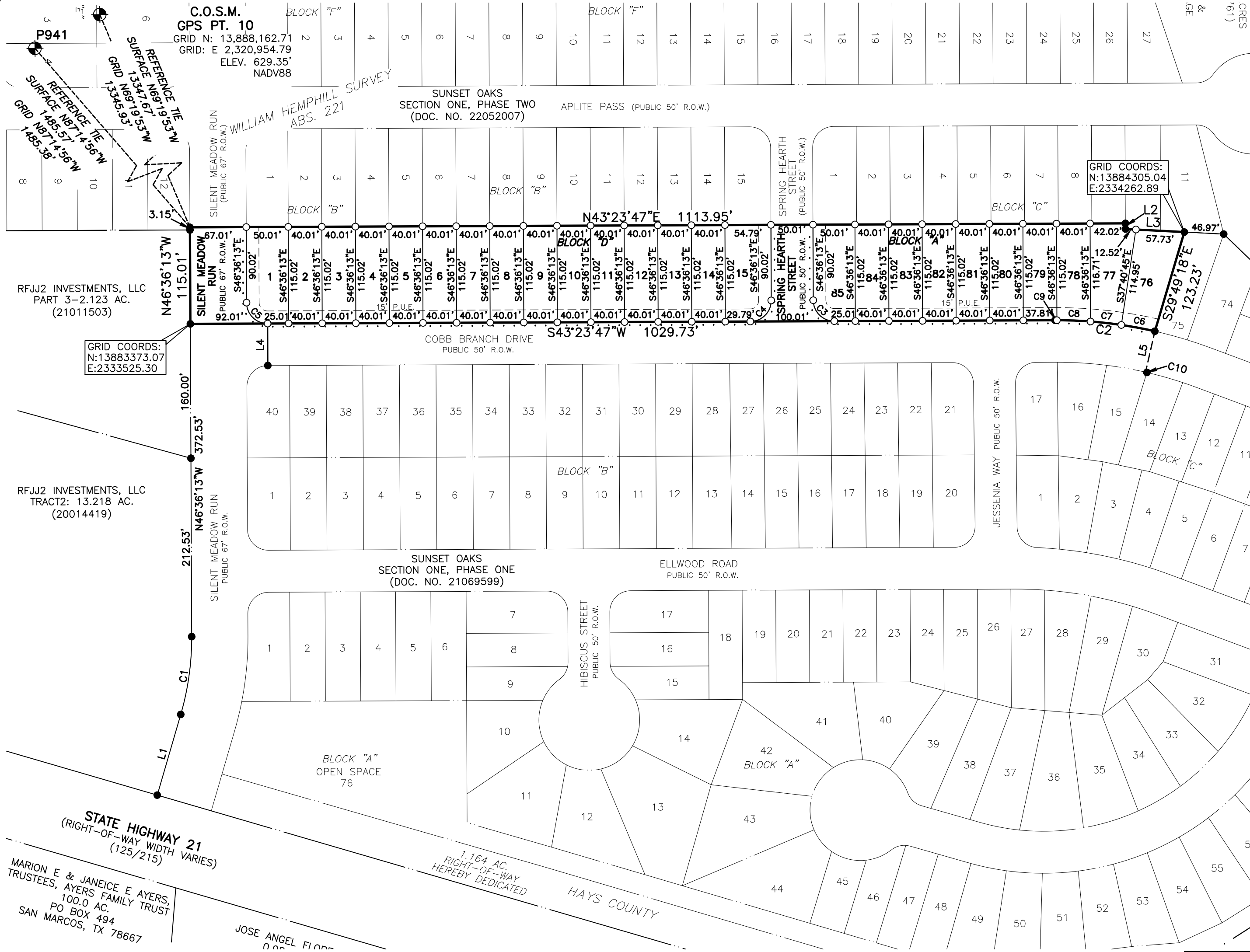
WATER SERVICE ACKNOWLEDGED (SIGNATURE)

PRINTED NAME, TITLE, AND DATE

WASTEWATER UTILITY SIGNATURE BLOCK  
AQUA TEXAS, INC.

WASTEWATER SERVICE ACKNOWLEDGED (SIGNATURE)

PRINTED NAME, TITLE, AND DATE



LEGEND

- 1/2" REBAR WITH CHAPARRAL CAP FOUND UNLESS OTHERWISE NOTED
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- CONCRETE HIGHWAY MONUMENT FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ... SIDEWALK LOCATION
- ( ) RECORD INFORMATION

LOT SIZE CHART

SIZE (AC)	#
≥10	-
≥5 <10	-
≥2 <5	-
≥1 <2	-
<1	25

SINGLE FAMILY LOTS - AREA SUMMARY

BLOCK	LOT	AREA (Sq Feet)	
BLOCK A:	LOT 76	5780	
	LOT 77	5409	
	LOT 78	4625	
	LOT 79	4601	
	LOT 80	4601	
	LOT 81	4601	
	LOT 82	4601	
	LOT 83	4601	
	LOT 84	4601	
	LOT 85	5617	
	BLOCK D:	LOT 1	5617
		LOT 2	4601
		LOT 3	4601
		LOT 4	4601
		LOT 5	4601
LOT 6		4601	
LOT 7		4601	
LOT 8		4601	
LOT 9		4601	
LOT 10		4601	
LOT 11		4601	
LOT 12		4601	
LOT 13		4601	
LOT 14		4601	
LOT 15		6168	

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	326.54'	16°28'31"	93.90'	S38°21'57"E	93.57'
C2	525.00'	13°04'36"	119.82'	S49°56'06"W	119.56'
C3	25.00'	90°00'00"	39.27'	N88°23'47"E	35.36'
C4	25.00'	90°00'00"	39.27'	S01°36'13"E	35.36'
C5	25.00'	90°00'00"	39.27'	N88°23'47"E	35.36'
C6	525.00'	4°26'03"	40.63'	S54°15'21"W	40.62'
C7	525.00'	4°01'57"	36.95'	S50°01'21"W	36.94'
C8	525.00'	4°22'15"	40.05'	S45°49'15"W	40.04'
C9	525.00'	0°14'20"	2.19'	S43°30'57"W	2.19'
C10	475.00'	0°11'56"	1.65'	N56°34'21"E	1.65'

SURVEY ABSTRACT: WILLIAM HEMPHILL SURVEY, ABS. 221  
SUBMITTAL DATE:  
TOTAL AREA OF THIS PLAT: 3.088 AC.  
TOTAL NUMBER OF LOTS: 25  
RESIDENTIAL: 25

LINEAR FEET OF NEW STREETS

NAME	LENGTH	WIDTH	CLASSIFICATION
SILENT MEADOW RUN	115'	67'	MINOR COLLECTOR
SPRING HEARTH STREET	115'	50'	LOCAL STREET

Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:  
1434-001

DRAWING NO.:  
1434-001-P3  
PL S1-P3  
PLOT DATE:  
04/24/2023

PLOT SCALE:  
1"=100'

DRAWN BY:  
RGH

SHEET  
01 OF 02

NOTES:

1. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
2. TYPICAL LOT SIZE 40'X110'
3. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5.
4. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725. SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
5. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
6. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705. SUBCHAPTER 8.03.
7. THE LOTS IN THIS SUBDIVISION WILL BE SERVICED BY A GRAVITY WASTEWATER LINE THAT FLOWS TO A WASTEWATER TREATMENT PLANT.
8. THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY ESD #9 AND HAYS CISD.
9. A 15 FOOT-WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY.
10. PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: SILENT MEADOW RUN, COBB BRANCH DRIVE, AND SPRING HEARTH STREET THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE 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. SIDEWALKS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
11. FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48209C0415F, DATED SEPTEMBER 02, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS. NO SINGLE FAMILY LOTS ARE PROPOSED IN THE 100 YEAR STUDIED FLOODPLAIN.
12. THIS PROPERTY IS NOT LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE OR THE SAN MARCOS RIVER CORRIDOR.
13. UTILITY INFORMATION:  
WATER: MAXWELL W.S.C.  
SEWER: AQUA TEXAS, INC.  
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE
14. THIS PROJECT IS LOCATED WITHIN THE CURRENT CITY OF SAN MARCOS ETJ.
15. ALL RESIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO 25 FOOT FRONT BUILDING SETBACK LINES.
16. THIS PLAT (AND LOTS THEREIN) ARE SUBJECT TO A PHASING AGREEMENT FOR SUNSET OAKS SUBDIVISION BETWEEN HAYS COUNTY, TEXAS, KYLE THREE PARTNERS, L.P., AND K MARCOS, LLC, APPROVED APRIL 24, 2018 BY HAYS COUNTY AND ANY AMENDMENTS THEREAFTER.
17. DRAINAGE FACILITIES FOR WATER QUALITY PURPOSES WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
18. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER CHAPTER 751, AND, (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
19. ALL MAILBOXES LOCATED IN THE RIGHT-OF-WAY SHALL BE OF AN APPROVED TxDOT OR FHWA APPROVED DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.
20. ALL LOTS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN THE BARTON SPRINGS / EDWARDS AQUIFER CONSERVATION DISTRICT, AND ARE ALSO LOCATED WITHIN THE EDWARDS AQUIFER AUTHORITY'S (EAA) MAPPED JURISDICTIONAL BOUNDARY, BUT ARE NOT LOCATED WITHIN THE EAA CONTRIBUTING, RECHARGE, NOR ARTESIAN ZONES.
21. ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON SHALL BE PUBLIC STREETS.

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 3.088 ACRES IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 31.693 ACRE TRACT (TRACT 1) DESCRIBED IN THE TRUSTEE'S DEED TO K MARCOS, DATED AUGUST 05, 2020 AND RECORDED IN DOCUMENT NUMBER 20032761, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (OPRHCT); SAID 3.088 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch rebar with cap stamped "CHAPARRAL BOUNDARY" found on the northwesterly right-of-way line of State Highway 21 (right-of-way width varies), and being the southernmost corner of that certain 27.518 Acre Tract conveyed as Tract 1 in the Warranty Deed with Vendor's Lien to Triple Key, LLC, of record in Document No. 20032761, OPRHCT, and also being the easternmost corner of that certain 13.218 acre tract conveyed to RFJJ2 Investments, LLC in the General Warranty Deed with Vendor's Lien of record in Document No. 20014419, OPRHCT, and also being the most easterly corner of that 13.218 acre tract described as Tract 2 in the General Warranty Deed with Vendor's Lien to RFJJ@ Investments Ltd.

THENCE with the common line of said 27.518 acre tract, and said 13.218 acre tract, the following three (3) courses and distances:

1. N30°07'41" West, a distance of 100.01 feet to a ½-inch rebar with cap stamped "CHAPARRAL BOUNDARY" found for a point of curvature for a curve to the left,
2. With said curve to the left, having a radius of 326.54 feet, a delta angle of 16°28'31", an arc length of 93.90 feet, and a chord which bears North 38°21'57" West, a distance of 93.57 feet to a ½-inch rebar with cap stamped "CHAPARRAL BOUNDARY" found, and
3. North 46°36'13" West, passing at a distance of 212.53 feet, a ½-inch rebar with cap stamped "CHAPARRAL BOUNDARY" found for the northeast corner of said 13.218 acre tract, also being a southeast corner of said 31.693 acre tract, and continuing with a south line of same, a total distance of 372.53 feet to a ½-inch rebar with cap stamped "CHAPARRAL BOUNDARY" found for a southeast reentrant corner of said 31.693 acre tract, a southwest salient corner of said 27.518 acre tract, and being the south corner and POINT OF BEGINNING herein.

THENCE North 46°36'13" West, crossing said 31.693 acre tract, passing at a distance of 111.86 feet a ½-inch rebar with cap stamped "CHAPARRAL BOUNDARY" found for a southeast corner of that 48.521 acre tract described in the Special Warranty Deed to LGI Homes, L.L.C., of record in Document No. 200060389, OPRHCT, and continuing for a total distance of 115.01 feet to a ½-inch rebar with cap stamped "CHAPARRAL BOUNDARY" found for an angle point on the south line of said 48.512 acre tract, for the southwest corner herein.

## FINAL SUBDIVISION PLAT: SUNSET OAKS SECTION ONE, PHASE THREE HAYS COUNTY, TEXAS

THENCE continuing across said 31.693 acre tract, with the southeast line of said 48.512 acre tract, for the northwest line herein, the following three (3) courses and distances:

1. North 43°23'47" East, a distance of 1113.95 feet to a ½-inch rebar with cap stamped "CHAPARRAL BOUNDARY" found for an angle point,
2. South 46°36'13" East, a distance of 6.72 feet to a ½-inch rebar with cap stamped "CHAPARRAL BOUNDARY" found, and
3. North 46°36'06" East, a distance of 70.25 feet to a ½-inch rebar with cap stamped "CHAPARRAL BOUNDARY" found for a northwest corner of said 27.518 acre tract, being a northeast corner of said 31.693 acre tract, and the northeast corner herein; and from which point a ½-inch rebar with cap stamped "CHAPARRAL BOUNDARY" found for a common corner of said 27.518 acre tract and said 31.693 acre tract bears North 46°36'06" East, a distance of 46.97 feet;

THENCE with the common line of said 27.518 acre tract and said 31.693 acre tract, the following three (3) courses and distances:

1. South 29°49'18" East, a distance of 123.23 feet to a ½-inch rebar with cap stamped "CHAPARRAL BOUNDARY" found for a point of curvature for a curve to the left,
2. With said curve to the left, having a radius of 525.00, a delta angle of 13°04'36", an arc length of 119.82, and a chord which bears South 49°56'06" West, a distance of 119.56 feet to a ½-inch rebar with cap stamped "CHAPARRAL BOUNDARY" found, and
3. South 43°23'47" West, a distance of 1029.73 feet to the POINT OF BEGINNING, containing 3.088 Acres of land.

HAYS COUNTY  
CERTIFICATE OF APPROVAL:

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF SAN MARCOS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.

\_\_\_\_\_  
MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

HAYS COUNTY DEVELOPMENT SERVICES APPROVAL BLOCK:

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

\_\_\_\_\_  
ERIC VAN GAASBEEK, R.S., C.F.M.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

\_\_\_\_\_  
MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

SURVEYOR'S CERTIFICATION:

I, BRYAN D. NEWSOME, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document. (Per "The Board of Professional Engineers and Land Surveyors" Texas Administrative Code, Title 22 - Part 6, Chapter 138, Subchapter B, Rule §138.33, (e))

\_\_\_\_\_  
BRYAN D. NEWSOME, R.P.L.S. NO. 5657  
REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 McCALL LANE  
AUSTIN, TX 78744  
(512) 443-1724  
TBPLS FIRM NO. 10124500

ENGINEER'S CERTIFICATION:

I, CHARLES E. STEINMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
CHARLES E. STEINMAN, P.E. NO. 64410  
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS  
CSF CIVIL GROUP, LLC  
3636 EXECUTIVE CENTER DR., STE 209  
AUSTIN, TEXAS 78731  
(512) 614-4466  
TBPE FIRM REGISTRATION NO. F-12377

OWNER'S ACKNOWLEDGEMENT AND DEDICATION STATEMENT:

THAT PULTE HOMES OF TEXAS, LP, AS OWNER OF 3.088 ACRES AS CONVEYED IN DOCUMENT NUMBER 21053393, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 3.088 ACRES AS DESCRIBED IN THE ACCOMPANYING METES AND BOUNDS DESCRIPTION, DO HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL SUBDIVISION PLAT:

SUNSET OAKS SECTION ONE, PHASE THREE,

AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE RIGHTS OF WAY, PUBLIC USE AREAS AND OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED; THAT NO BUILDINGS, FENCES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SAID EASEMENTS, EXCEPT AS MAY BE PERMITTED BY THE SAID CITY; THAT SAID EASEMENTS MAY BE FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING THE PROPERTY, UNLESS AN EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, WITH ALL USES BEING SUBORDINATE TO THAT OF THE CITY OF SAN MARCOS'S; THAT THE SAID CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS LOCATED WITHIN SAID EASEMENTS; AND THAT THE SAID CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS TO AND EGRESS FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE; AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
BY: PULTE HOMES OF TEXAS, L.P.  
A Texas Limited partnership

\_\_\_\_\_  
BY: Pulte Nevada I, LLC  
A Delaware limited liability company  
its general partner

\_\_\_\_\_  
BY: Stephan Ashlock  
Division Vice President of Land Planning and Development

STATE OF TEXAS:  
COUNTY OF HAYS:

Before me, the undersigned notary, on this day personally appeared Stephen Ashlock, Division Vice President of Land Planning and Development of Pulte Nevada I LLC, a Delaware limited liability company, general partner of Pulte Homes of Texas, L.P., a Texas limited partnership, on behalf of said partnership, known to me through valid identification to be the person whose name is subscribed to this instrument and acknowledged to me that the person executed this instrument in the person's official capacity for the purposes and consideration expressed in this instrument.

GIVEN UNDER MY HAND AND SEAL ON \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY OF SAN MARCOS:  
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

\_\_\_\_\_  
C.I.P. ENGINEERING DATE

\_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES DATE

\_\_\_\_\_  
RECORDING SECRETARY DATE


\_\_\_\_\_  
CHAIRMAN PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS:  
COUNTY OF HAYS:

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_A.D., 20\_\_\_\_.

\_\_\_\_\_  
ELAINE H. CARDENAS  
COUNTY CLERK

 <p style="text-align: center;"><b>Chaparral</b> Professional Land Surveying, Inc. Surveying and Mapping</p> <p style="text-align: center; font-size: small;">3500 McCall Lane Austin, Texas 78744 512-443-1724 T.B.P.E.L.S. Firm No. 10124500</p>	<p>PROJECT NO.: 1434-001</p> <p>DRAWING NO.: 1434-001- PL S1-P3 PLOT DATE: 04/24/2023</p> <p>PLOT SCALE: 1"=100'</p> <p>DRAWN BY: RGH</p> <p style="text-align: center; font-weight: bold;">SHEET 02 OF 02</p>
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