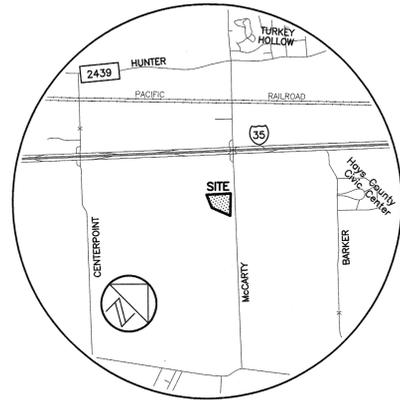
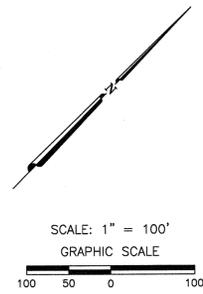
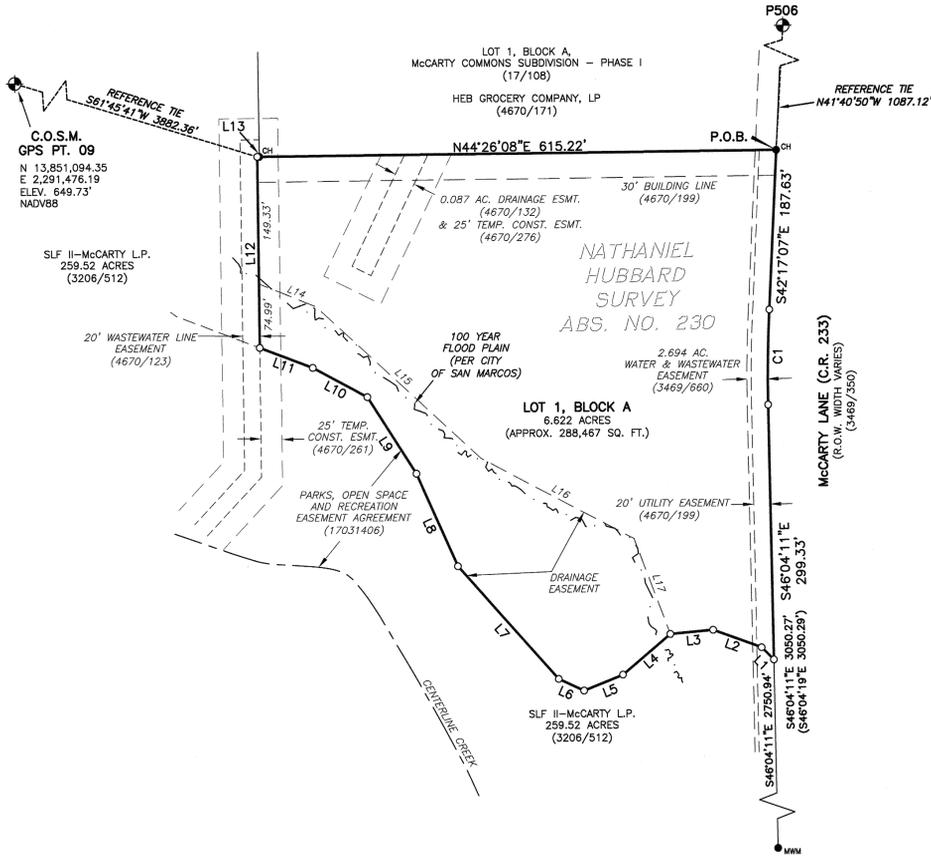


# McCARTY COMMONS COMMERCIAL DEVELOPMENT - PHASE 2, LOT 1



LOCATION MAP NOT TO SCALE



LEGEND

- CH 1/2" REBAR FOUND (OR AS NOTED)
- MWM 1/2" REBAR WITH ALUMINUM "MWM" CAP FOUND
- 1/2" REBAR WITH CHAPARRAL CAP SET
- ⊕ CONTROL POINT/BENCH MARK LOCATION
- ( ) RECORD INFORMATION

THIS IS A SURFACE DRAWING.  
 CHAPARRAL CONTROL POINT "P506"  
 COTTON SPINDLE WITH WASHER SET  
 SURFACE COORDINATES:  
 N 13858905.9627  
 E 2294874.3419  
 TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES:  
 N 13854007.2001  
 E 2294576.4216  
 ELEVATION = 650.09'  
 VERTICAL DATUM: NAVD 88 (GEOID 09)  
 COMBINED SCALE FACTOR = 0.99987018  
 (FOR SURFACE TO GRID CONVERSION)  
 INVERSE SCALE FACTOR = 1.000129837  
 (FOR GRID TO SURFACE CONVERSION)  
 SCALED ABOUT 0.0  
 TEXAS SOUTH CENTRAL ZONE 4204

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L14	N66°39'21"E	72.84'
L15	N87°22'30"E	265.00'
L16	N72°37'21"E	205.00'
L17	S65°50'39"E	120.02'

LINE TABLE				
LINE	BEARING	DISTANCE	(RECORD COURSE)	
L1	S89°53'39"W	20.39'		
L2	S64°42'43"W	61.51'	(N64°42'39"E 61.51')	
L3	S39°43'26"W	51.12'	(N39°43'22"E 51.12')	
L4	S04°58'41"W	73.90'	(N04°58'37"E 73.90')	
L5	S23°06'38"W	49.84'	(N23°06'34"E 49.84')	
L6	S69°41'07"W	33.15'	(N69°41'03"E 33.15')	
L7	N86°57'28"W	178.72'	(S86°57'32"E 178.72')	
L8	N69°11'52"W	119.17'	(S69°11'56"E 119.17')	
L9	N77°46'37"W	107.25'	(S77°46'41"E 107.25')	
L10	S73°08'31"W	73.37'	(N73°08'27"E 73.37')	
L11	S65°31'08"W	67.28'	(N65°31'04"E 173.20')	
L12	N45°33'57"W	224.32'		
L13	N44°26'08"E	2.50'		

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC BEARING	CHORD
C1	1583.00'	4°02'59"	111.89'	S44°02'59"E 111.86'

## McCARTY COMMONS SUBDIVISION - PHASE 1 CITY OF SAN MARCOS, TEXAS

CONTINENTAL HOMES OF TEXAS, L.P.  
 210 W. HUTCHISON STREET  
 SAN MARCOS, TEXAS 78666  
 PUAL J. FLUGEL, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR,  
 STATE OF TEXAS NO. 4995  
 CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
 3500 McCall Lane  
 AUSTIN, TX 78744  
 512-443-1724  
 CHARLES R. HAGER V, P.E.  
 LIA ENGINEERING, INC.  
 5316 HIGHWAY 290 WEST, SUITE 150  
 AUSTIN, TEXAS 78735  
 512-439-4700  
 PREPARED ON 10/01/2018

**Chaparral**  
 Professional Land Surveying, Inc.  
 Surveying and Mapping  
 3500 McCall Lane  
 Austin, Texas 78744  
 512-443-1724

PROJECT NO.: 562-011  
 DRAWING NO.: 562-011-PL2  
 PLOT DATE: 04/02/2019  
 PLOT SCALE: 1"=100'  
 DRAWN BY: RCW/JDB  
 SHEET 01 OF 02

# McCARTY COMMONS COMMERCIAL DEVELOPMENT - PHASE 2, LOT 1

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:  
 THAT WE, CONTINENTAL HOMES OF TEXAS, L.P., AS OWNERS OF 6.622 ACRES IN THE NATHANIEL HUBBARD SURVEY, ABSTRACT NO. 230, HAYS COUNTY, TEXAS, BEING ALL OF THE 6.22 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 13, 2018, AND RECORDED IN DOCUMENT NO. 18033113 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY ADOPT THIS PLAT DESIGNATING THE 6.622 ACRE TRACT AS "McCARTY COMMONS COMMERCIAL - PHASE 2, LOT 1", AN ADDITION TO THE CITY OF SAN MARCOS.  
 AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS AND PUBLIC PLACES SHOWN HEREON UNLESS OTHERWISE INDICATED EITHER BY PLAT OR SEPARATE INSTRUMENT.  
 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\_\_\_\_.  
 CONTINENTAL HOMES OF TEXAS, L.P.,  
 A TEXAS LIMITED PARTNERSHIP  
 BY: CHTEX OF TEXAS INC.  
 (A DELEWARE CORPORATION)  
 ITS GENERAL PARTNER  
 ROBERT DAGLE, VICE PRESIDENT  
 210 W. HUTCHISON STREET  
 SAN MARCOS, TEXAS 78666

STATE OF TEXAS:  
 COUNTY OF TEXAS:  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PHILLIP F. WIGGINS, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES ON:  
 SURVEYOR'S CERTIFICATE:  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, PAUL J. FLUGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON JUNE 25, 2018, AND THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.  
 BEARING BASIS: GRID AZIMUTH FOR TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES, 1983/93 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

*Paul J. Flugel* 4-02-2019  
 PAUL J. FLUGEL, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS NO. 5096  
 CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
 3500 McCall Lane  
 AUSTIN, TX 78744  
 512-443-1724



ENGINEER'S CERTIFICATION:  
 I, CHARLES R. HAGER V, 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.  
 A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0478F AND 48209C0479F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.



CHARLES R. HAGER V, P.E.  
 ENGINEERING BY:  
 LIA ENGINEERING, INC.  
 5316 HIGHWAY 290 WEST, SUITE 150  
 AUSTIN, TEXAS 78735  
 512-439-4700  
 TEXAS REGISTERED ENGINEERING FIRM FRN-F1386

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.

CHAIRMAN DATE RECORDING SECRETARY DATE  
 APPROVED:  
 DIRECTOR OF PLANNING AND DATE  
 DEVELOPMENT SERVICES DEPARTMENT  
 DIRECTOR OF ENGINEERING DATE  
 AND CAPITAL IMPROVEMENTS

STATE OF TEXAS:  
 COUNTY OF HAYS:  
 6.622 ACRES  
 NATHANIEL HUBBARD SURVEY,  
 ABSTRACT NO. 230, HAYS COUNTY

A DESCRIPTION OF 6.622 ACRES (APPROX. 288,467 SQ. FT.), BEING A PORTION OF A 259.52 ACRE TRACT IN THE NATHANIEL HUBBARD SURVEY, ABSTRACT NO. 230 IN HAYS COUNTY, TEXAS, CONVEYED TO SLF II-McCARTY L.P. IN A GENERAL WARRANTY DEED DATED JULY 11, 2007 AND RECORDED IN DOCUMENT VOLUME 3206, PAGE 512 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; 6.622 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2" rebar with "Chaparral" cap found in the southwest right-of-way line of McCarty Lane (right-of-way width varies) as described in Volume 3469, Page 350 of the Official Public Records of Hays County, Texas, for the east corner of Lot 1, Block A, McCarty Commons Subdivision - Phase 1, a subdivision of record in Volume 17, Page 108 of the Plat Records of Hays County, Texas;  
 THENCE with the southwest line of McCarty Lane, the following three (3) courses and distances:  
 1. South 42°17'07" East, a distance of 187.63 feet to a 1/2" rebar with "Chaparral" cap set;  
 2. With a curve to the left, having a radius of 1583.00 feet, a delta angle of 04°02'59", an arc length of 111.89 feet, and a chord which bears South 44°02'59" East, a distance of 111.86 feet to a 1/2" rebar with "MWM" cap found;  
 3. South 46°04'11" East, a distance of 299.33 feet to a 1/2" rebar with "Chaparral" cap set in the north line of a Parks, Open Space and Recreational Easement described in Document No. 17031408 of the Official Public Records of Hays County, Texas, from which a 1/2" rebar with "MWM" cap found in the southwest line of McCarty Lane bears South 46°04'11" East, a distance of 2750.94 feet;

THENCE with the north line of the Parks, Open Space and Recreational Easement, over and across the said 259.52 acre tract, the following eleven (11) courses and distances:

1. South 89°53'39" West, a distance of 20.39 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 64°42'43" West, a distance of 61.51 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 39°43'26" West, a distance of 51.12 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 04°58'41" West, a distance of 73.90 feet to a 1/2" rebar with "Chaparral" cap set;
5. South 23°06'38" West, a distance of 49.84 feet to a 1/2" rebar with "Chaparral" cap set;
6. South 69°41'07" West, a distance of 33.15 feet to a 1/2" rebar with "Chaparral" cap set;
7. North 86°57'28" West, a distance of 178.72 feet to a 1/2" rebar with "Chaparral" cap set;
8. North 69°11'52" West, a distance of 119.17 feet to a 1/2" rebar with "Chaparral" cap set;
9. North 77°46'37" West, a distance of 107.25 feet to a 1/2" rebar with "Chaparral" cap set;
10. South 73°08'31" West, a distance of 73.37 feet to a 1/2" rebar with "Chaparral" cap set;
11. South 65°31'08" West, a distance of 67.28 feet to a 1/2" rebar with "Chaparral" cap set in the northeast line of a 20' wastewater easement described in Volume 4670, Page 123 of the Official Public Records of Hays County, Texas;

THENCE North 45°33'57" West, continuing across the 259.52 acre tract, with the northeast line of said easement, a distance of 224.32 feet to a 1/2" rebar with "Chaparral" cap set;  
 THENCE North 44°26'08" East, continuing across the 259.52 acre tract, a distance of 2.50 feet to a 1/2" rebar with "Chaparral" cap found for the south corner of the said Lot 1, Block A;  
 THENCE North 44°26'08" East, with the southeast line of Lot 1, a distance of 615.22 feet to POINT OF BEGINNING, containing 6.622 acres of land, more or less.

- GENERAL NOTES:
1. THIS SUBDIVISION MUST COMPLY WITH THE DEVELOPMENT STANDARDS SET FORTH IN THE McCARTY COMMONS PLANNED DEVELOPMENT DISTRICT AS ORIGINALLY APPROVED ON OCTOBER 6, 2008 (ORDINANCE NO. 2008-41) AND AS AMENDED AND APPROVED ON MAY 28, 2013, (ORDINANCE NO. 2013-26) BY THE SAN MARCOS CITY COUNCIL.
  2. SIDEWALKS ARE REQUIRED ALONG ALL RIGHT-OF-WAY IN THIS SUBDIVISION, AND SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION PER ORDINANCE NO. 2008-50.
  3. A SITE PREPARATION PERMIT MUST BE ISSUED BY THE CITY OF SAN MARCOS PRIOR TO CONSTRUCTION IN THIS SUBDIVISION.
  4. ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
  5. THE LOCATION OF EASEMENTS GRANTED BY A SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF THE SEPARATE INSTRUMENT.
  6. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROUGH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
  7. ACCESS DRIVEWAYS ON STATE MAINTAINED ROADWAYS MUST MEET THE MINIMUM REQUIREMENTS AS STATED IN THE "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" AND/OR THE "ACCESS MANAGEMENT MANUAL".
  9. MINIMUM FINISHED FLOOR ELEVATION OF 631.1' IS REQUIRED FOR ALL STRUCTURES. 631.1' IS ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAN AS SHOWN HEREON.

THE STATE OF TEXAS  
 COUNTY OF HAYS  
 I, LIZ Q. GONZALEZ, 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 BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.  
 BY  
 ELAINE H. CARDENAS  
 COUNTY CLERK  
 HAYS COUNTY, TEXAS

**Chaparral**  
 Professional Land Surveying, Inc.  
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 3500 McCall Lane  
 Austin, Texas 78744  
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