

ORDINANCE NO. 2022-41

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS ANNEXING INTO THE CITY 66.933 ACRES OF LAND GENERALLY LOCATED JUST SOUTH OF THE WEST CENTERPOINT ROAD AND CENTRAL PARK LOOP INTERSECTION IN CASE NO. AN-22-09; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

1. In Case No. AN-22-09, the owner of approximately 66.933 acres of land generally located just south of the West Centerpoint Road and Central Park Loop intersection as further described in Exhibit "A," attached hereto and incorporated herein for all purposes (the "Property"), made a request for the City to annex the Property.
2. Said owner consents to the annexation of the Property.
3. The Owner and the City have entered into a written agreement for the provision of services to the Property.
4. The Property is contiguous and adjacent to the current boundaries of the City.
5. The City Council held a public hearing regarding the request.
6. The City Council hereby finds and determines that the adoption of the following ordinance is in the interest of the public health, morals, welfare and safety.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. The recitals of this ordinance are approved and adopted.

SECTION 2. The Property is annexed to and is a part of the City of San Marcos, Texas and subject to the acts, ordinances, resolutions and regulations of the City.

SECTION 3. Services to the Property will be provided under the terms of the written agreement for the provision of services entered into between the Owner and the City as noted in Recital 3.

SECTION 4. The corporate limits of the City are extended to include the Property.

SECTION 5. The inhabitants of the Property are entitled to all the rights and privileges of other citizens of the City, and are bound by the acts, ordinances, resolutions and regulations of the City.

SECTION 6. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 7. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 8. This ordinance shall be effective upon its adoption on second reading.

PASSED AND APPROVED on first reading on June 7, 2022.

PASSED, APPROVED AND ADOPTED on second reading on July 5, 2022.

Jane Hughson
Mayor

Attest:

Approved:

Elizabeth Trevino
Interim City Clerk

Michael Cosentino
City Attorney

EXHIBIT A

LA CIMA PHASE 4 FINAL PLAT

OCTOBER, 2020
HAYS COUNTY, TEXAS



AREA TABLE PHASE 4:

1. TOTAL ACRES: 668.8 ACRES
 2. THE TOTAL AREA OF STREETS IN THE SUBDIVISION IS 807.8 ACRES
 3. THE TOTAL LENGTH OF ALL STREETS IN THE SUBDIVISION IS 6628 LINEAR FEET
- TOTAL NUMBER OF LOTS: 112
 SINGLE FAMILY: 110
 ONE-CAR GARAGE
 PRIVATE STREETS: 2



- LEGEND**
- 1/2" FROM 800 BY 1/4" (1/4" CAP) STAINED "100" PROPOSED LOT
 - 1/2" FROM 800 BY 1/4" (1/4" CAP) STAINED "200" SET
 - CALCULATED POINT
 - BOUNDARY
 - RECORD INFORMATION
 - OFFICIAL RECORD
 - OFFICIAL RECORDS OF HAYS COUNTY, TEXAS
 - PLATING PLANS SIGNALS
 - WATER LINE
 - P.U.T. PUBLIC UTILITY BOUNDARY

STREET SUMMARY			
STREET NAME	STREET LENGTH	PAVE WIDTH	ROW WIDTH
CENTRAL PARK LOOP	1075 LP	26 F-F	30
POSSUMWOOD LANE	1425 LP	33 F-F	33
BIG MUD LANE	1080 LP	33 F-F	33
BIGTOOTH MAPLE LANE	787 LP	33 F-F	33
BIG MUDDY PARK LANE	1262 LP	33 F-F	33
CENTRAL PARK DRIVE	397 LP	33 F-F	33

TABLE OF LAND USE		
BLOCK 'A' LOT	BLOCK 'F' LOT	OPEN SPACE
ALL TRACT LOTS		TRUCK TRAIL

LOT SUMMARY		OTHER LOTS SEE PROVISIONS	
LOT #	ACRES	BLOCK	LOT #
F.P. LOT (112)	67,375 ACRES	B	18
OPEN SPACE LOTS (2)	33,484 ACRES	C	19
TOTAL	100,859 ACRES	E	1

LOT SIZE SUMMARY		
TOTAL NUMBER OF LOTS	ACRES	PER ACRE
112	67,375 ACRES	1 LOT PER ACRE
110	67,375 ACRES	1 LOT PER ACRE
2	33,484 ACRES	1 LOT PER ACRE
112	100,859 ACRES	1 LOT PER ACRE

NOTE: - SEE SHEET 4 OF 5 FOR SURVEY NOTES, BENCHMARK AND UTILITY INFORMATION.
 - SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

DATE	DESCRIPTION	BY	DATE
10/20/20	LA CIMA PHASE 4	JLW	10/20/20
10/20/20	LA CIMA PHASE 4	JLW	10/20/20
10/20/20	LA CIMA PHASE 4	JLW	10/20/20



Bowman Consulting Group, LLC
 11001 Joplin of Texas Hwy Building 5, Suite 200 Austin, TX 78758
 Phone: 512.221.7777 Fax: 512.221.4922
 www.bowmanconsulting.com Bowman Consulting Group, LLC
 TDS Rev. No. B-4330 | TDS-15 Rev. No. 10/2020-03

FINAL PLAT
 LA CIMA
 PHASE 4
 WEST CENTERPOINT ROAD
 JOHN WILLIAMS SURVEY, ABSTRACT 490
 HAYS COUNTY, TEXAS

LA CIMA PHASE 4
FINAL PLAT

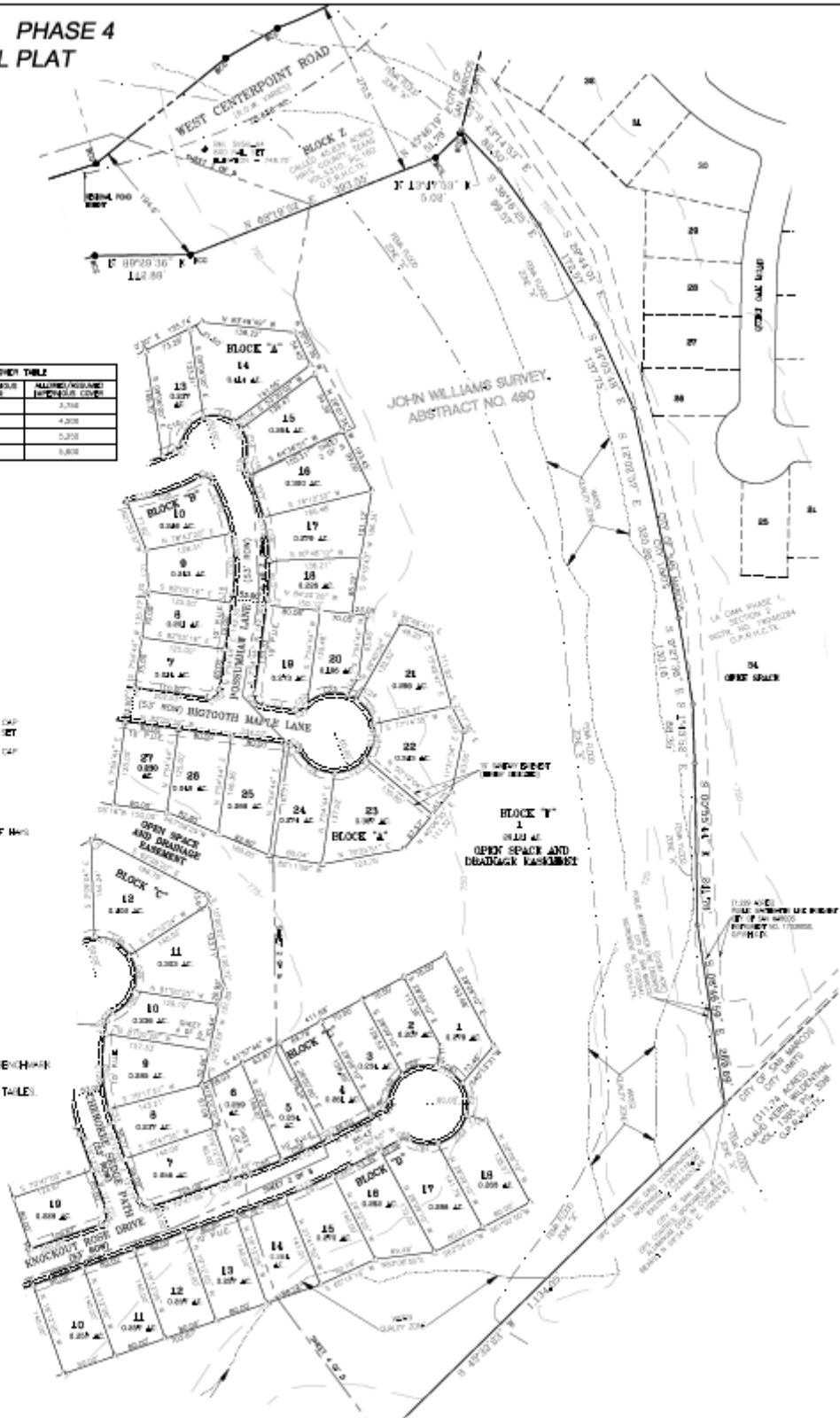
OCTOBER, 2020
HAYS COUNTY, TEXAS



ALLOWABLE/ASSIGNED INTERIOR CORNER TABLE				
LIT WITH	LIT AREA	TYPICAL DIMENSIONS	# SPINDLES/ CORNER	ALLOWED/ASSIGNED INTERIOR CORNER
50'	6,250'	50' x 125'	508	3,254
60'	7,200'	60' x 120'	608	4,208
70'	8,150'	70' x 115'	708	5,162
80'	9,100'	80' x 110'	808	6,116

- LEGEND**
- -
 -
 -
 -
 - O.P.E.B.C.E.** OFFICIAL BOUNDARIES RECORDS OF HAYS COUNTY, TEXAS
 -
 -
 -

- NOTES:**
- SEE SHEET 4 OF 5 FOR SURVEY NOTES, BENCHMARK AND UTILITY INFORMATION.
 - SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.



NO.	DESCRIPTION	DATE	BY	CHKD.
1	PREPARED	10/20/20	JLW	DLW
2	CHECKED	10/20/20	JLW	DLW
3	APPROVED	10/20/20	JLW	DLW
4	RECORDED	10/20/20	JLW	DLW

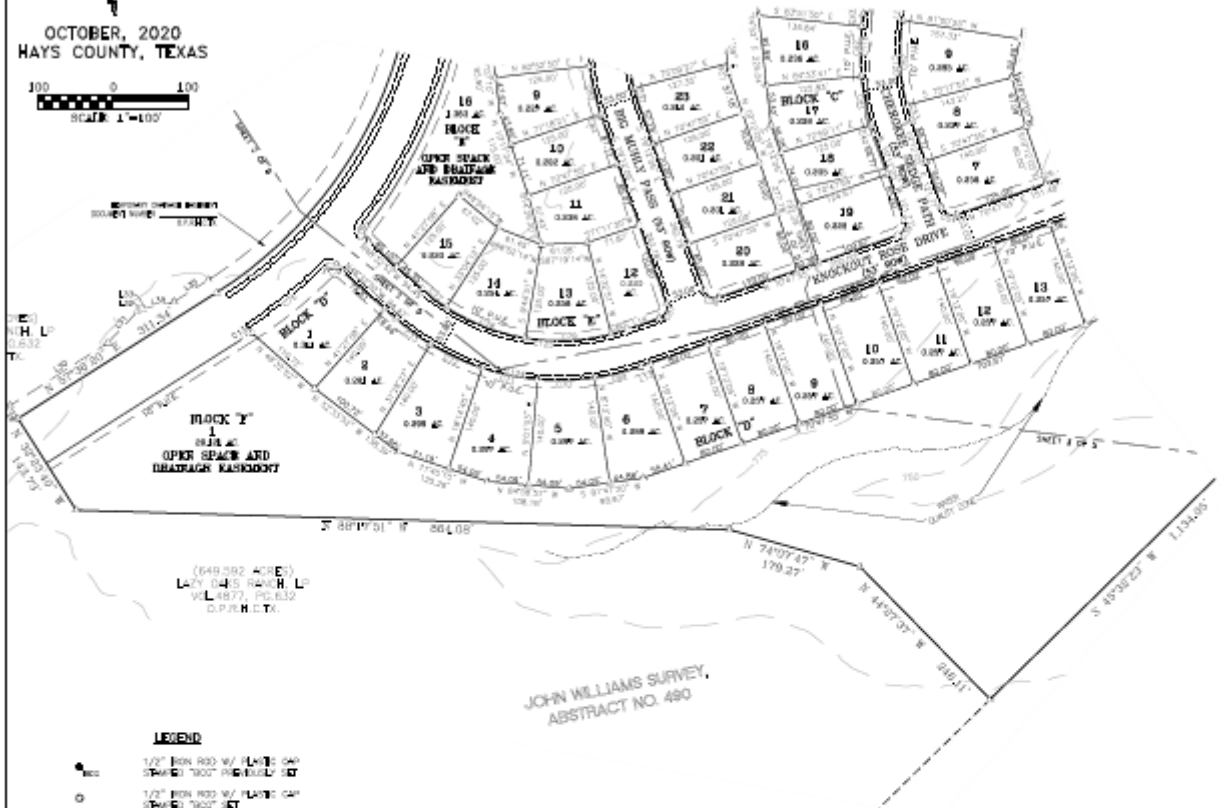


Bowman Consulting Group, Ltd.
11020 Canyon of Texas Freeway, Suite 200, Austin, TX 78749
Phone: 512.337.7170 Fax: 512.337.7169
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TOL 800 No. 44-4380 | TOL 512 Fax No. 101208-00

FINAL PLAT
LA CIMA
PHASE 4
WEST CENTERPOINT ROAD
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

LA CIMA PHASE 4 FINAL PLAT

OCTOBER, 2020
HAYS COUNTY, TEXAS



- LEGEND**
- 1/2" IRON ROD W/ PLAIN CAP (SPACE) 300" MINIMUM SET
 - 1/2" IRON ROD W/ PLAIN CAP (SPACE) 300" SET
 - △ CALCULATED POINT
 - ⊕ BENCHMARK
 - () RECORD INFORMATION
 - OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS
 - FUTURE PUBLIC RECORD
 - - - - - WITH LIFE
 - PLAT PUBLIC UTILITY EXISTENT

NOTES:

1. SURVEY BASE IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRS1, CONTAINED TO:
 - NAD83 OPUS
 - NAD83 CORS STATIONS: SAWS, TRAL, TACE, TOSM
 - NATIONAL USA CORS STATIONS: GDSM, LKAR, LUPF, LUGL, LULU, LUNL, LUSM, SSI, TSSS
 - TIDOT CONTROL: 41084271, N1084271, N1087207
2. DISTANCES SHOWN HEREIN ARE BASED ON SURFACE MEASUREMENTS TO CORRECT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. COORDINATES SHOWN HEREIN ARE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRS1.
4. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999875.
5. CONTOUR DATA SHOWN HEREIN IS DERIVED FROM TEXAS STRATEGIC MAPPING (STRATMAPPING) CONTRACT 14 TEXAS NATURAL RESOURCE INFORMATION SYSTEM.
6. LAND ACQUISITION ACQUIRED IN NOVEMBER OF 2017. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD 83, 2011) AND THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WITH GRID 122.

REFERENCE LOTS MAY BE - CORP 12A CONTAINED TO:
 -TSSS CROSS
 -NAD83 CORS STATIONS: 482438, 482440, 482441, 481376, 481379
 -NAD83 CORS STATIONS: SAWS, TRAL, TACE, TOSM
 -NATIONAL USA CORS STATIONS: GDSM, LKAR, LUPF, LUGL, LULU, LUNL, LUSM, SSI, TSSS

CITY OF SAN MARCOS GPS MONUMENT NO. 14
 (APRIL 2005) CONTAINED TO: GRID MODEL, NOT LISTED
 ADJUSTED GRID NORTHING: 1267480.72
 ADJUSTED GRID EASTING: 228149.77
 POINTED GRID NORTHING: 744.87
 POINTED GRID EASTING: 1307485.71
 (CALCULATED) GRID NORTHING: 228149.85
 (CALCULATED) GRID EASTING: 744.87

BM 008890-07
 300' NAIL SET IN WEST DEVELOPMENT ROAD
 (GRID) NORTHING = 1267205.27' (GRID) EASTING = 228149.21'
 ELEVATION = 783.23'

BM 008890-04
 300' NAIL SET IN WEST DEVELOPMENT ROAD
 (GRID) NORTHING = 1267205.16' (GRID) EASTING = 228227.26'
 ELEVATION = 748.75'

BM 008890-03
 1/2" IRON ROD WITH CAP (SPACE) 300" SET IN WEST DEVELOPMENT ROAD
 (GRID) NORTHING = 1267207.46' (GRID) EASTING = 228475.77'
 ELEVATION = 783.51'

UTILITY NOTE:

WATER/WASTE WATER: CITY OF SAN MARCOS
 630 EAST MORNING STREET
 SAN MARCOS, TEXAS 78669

ELECTRIC: REGIONAL ELECTRIC COOPERATIVE
 201 SOUTH ABILEE F
 JOHNSON CITY, TEXAS 78638

NOTE: SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES.

DATE	BY	CHK'D	APP'D
10/20/20	JAC	JAC	JAC
10/20/20	JAC	JAC	JAC
10/20/20	JAC	JAC	JAC

Bowman CONSULTING

Bowman Consulting Group, LLC
 17025 County of Texas Hwy, Building 5, Suite 200, Austin, TX 78784
 Phone: 512.874.1700 Fax: 512.874.4000
 www.bowmanconsulting.com © Bowman Consulting Group, LLC
 TDS Form No. B-14389 | TDS Form No. 10/2020-03

FINAL PLAT
LA CIMA
PHASE 4
 WEST CENTERPOINT ROAD
 JOHN WILLIAMS SURVEY, ABSTRACT 490
 HAYS COUNTY, TEXAS

SHEET 4 OF 5
 PLAT # 1246