ORDINANCE NO. 2018-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY REZONING A 59.734 ACRE, MORE OR LESS, TRACT OF LAND IN THE LA CIMA SUBDIVISION, LOCATED WEST OF THE INTERSECTION OF OLD RANCH ROAD 12 AND WONDER WORLD DRIVE, FROM "FD" FUTURE DEVELOPMENT DISTRICT TO "SF-4.5" SINGLE-FAMILY DISTRICT; AND INCLUDING PROCEDURAL PROVISIONS.

RECITALS:

1. On April 24, 2018, the Planning and Zoning Commission of the City of San Marcos held a public hearing regarding a request to change the zoning designation from "FD" Future Development District to "SF-4.5" Single-Family District for a 59.734 acre, more or less, tract of land in the La Cima Subdivision, located west of the intersection of Old Ranch Road 12 and Wonder World Drive.

2. Subsequent to the public hearing on that date, the Planning and Zoning Commission considered the request and voted to recommend that the request be approved by the City Council of the City.

3. The City Council held a public hearing on May 15, 2018 regarding the request.

4. All requirements of Chapter 1, Development Procedures, of the City Land Development Code pertaining to Zoning Map amendments have been met.

5. 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 Official Zoning Map of the City, as described in Section 4.1.2.2 of the City Land Development Code, is amended to rezone the 59.734 acre tract of land described in Exhibit "A," attached hereto and made a part hereof for all purposes, from "FD" Future Development District to "SF-4.5" Single-Family District.

SECTION 2. This ordinance will take effect after its passage, approval and adoption on second reading.

PASSED AND APPROVED on first reading on May 15, 2018.

PASSED, APPROVED AND ADOPTED on second reading on May 29, 2018.

John Thomaides
Mayor

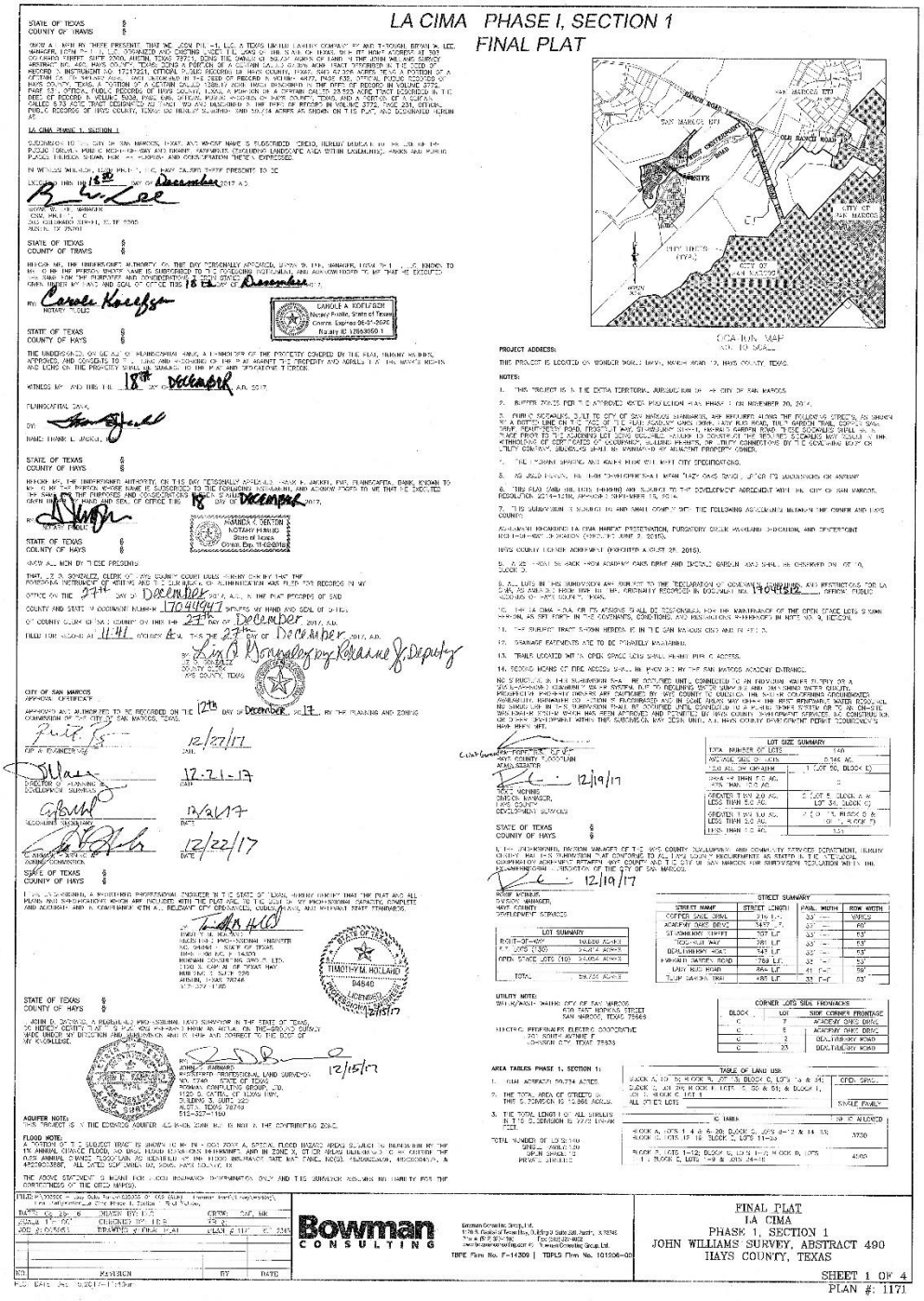
Attest:

Jamie Lee Case
City Clerk

Approved:

Michael Cosentino
City Attorney

EXHIBIT A



LA CIMA PHASE I, SECTION 1
FINAL PLAT

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENT: THAT WE, JCSN DEL, L.C., A TEXAS LIMITED LIABILITY COMPANY BY AND THROUGH BRYAN K. LEE, MANAGER, 12TH ST., A TEXAS CORPORATION AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, BEING THE OWNER OF 59.234 ACRES OF LAND IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS, BEING A PORTION OF A CERTAIN CALLED 60.00 ACRE TRACT DESCRIBED IN THE DEED OF RECORD IN INSTRUMENT NO. 17171231, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN CALLED 139.87 ACRE TRACT DESCRIBED IN THE DEED OF RECORD IN VOLUME 4497, PAGE 495, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 59.234 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE):

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 60.00 ACRE TRACT, BEING THE NORTHEAST CORNER OF LOT 1, BLOCK A, SAN MARCOS ACADEMY, A SUBDIVISION RECORDED IN VOLUME 13, PAGE 361, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAN MARCOS ACADEMY WAY (A 60' RIGHT-OF-WAY);

THENCE, N 89°58'37" E, ALONG THE NORTH LINE OF SAID 60.00 ACRE TRACT, BEING THE SOUTH RIGHT-OF-WAY LINE OF SAN MARCOS ACADEMY WAY, A DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 60.00 ACRE TRACT, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A, SAN MARCOS ACADEMY, AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAN MARCOS ACADEMY WAY;

THENCE, S 00°01'23" E, ALONG THE EAST LINE OF SAID 60.00 ACRE TRACT, BEING THE WEST LINE OF SAID LOT 1, BLOCK A, SAN MARCOS ACADEMY, AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAN MARCOS ACADEMY WAY, A DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 60.00 ACRE TRACT, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, SAN MARCOS ACADEMY, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAN MARCOS ACADEMY WAY;

THENCE, S 89°58'37" W, ALONG THE SOUTH LINE OF SAID 60.00 ACRE TRACT, BEING THE NORTH LINE OF SAID LOT 1, BLOCK A, SAN MARCOS ACADEMY, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAN MARCOS ACADEMY WAY, A DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 60.00 ACRE TRACT, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A, SAN MARCOS ACADEMY, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAN MARCOS ACADEMY WAY;

THENCE, N 00°01'23" W, ALONG THE WEST LINE OF SAID 60.00 ACRE TRACT, BEING THE EAST LINE OF SAID LOT 1, BLOCK A, SAN MARCOS ACADEMY, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAN MARCOS ACADEMY WAY, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 59.234 ACRES OF LAND, MORE OR LESS.

LA CIMA PHASE 1, SECTION 1

SUBDIVISION TO BE KNOWN AS SAN MARCOS, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, PUBLIC RIGHTS-OF-WAY AND DRAINAGE EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), ALLEYS AND PUBLIC PLACES THEREON SHOWN, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

IN WITNESS WHEREOF, THESE PRESENTS ARE SIGNED THIS 18TH DAY OF December 2017 A.D.

BY: _____
BRYAN K. LEE, MANAGER
JCSN DEL, L.C.
2400 COLORADO SUITE 111, SUITE 2000
AUSTIN, TX 78705

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BRYAN K. LEE, MANAGER, JCSN DEL, L.C., 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 18TH DAY OF December 2017.

BY: _____
NOTARY PUBLIC

CAROLE A. KOEFFLER
Notary Public, State of Texas
Comm. Expires 06-27-2020
Notary ID 129636659-1

STATE OF TEXAS §
COUNTY OF HAYS §

THE UNDERSIGNED, OR SOME ONE OF THEM, AS A LIENHOLDER OF THE PROPERTY COVERED BY THE PLAT, HEREBY RELEASES, APPROVES, AND CONSENTS TO THE USES AND DEDICATIONS OF THE PLAT AGAINST THE PROPERTY AND AGREES THAT THE RIGHTS, TITLES AND LIENS OF THE MORTGAGES AND NOTES SHALL BE SUBJECT TO THE PLAT AND DEDICATIONS THEREIN.

WITNESS MY AND THIS THE 18TH DAY OF December, A.D. 2017.

FINANCIAL ENTITY

BY: _____

NAME: FRANK E. JACKEL

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, FRANK E. JACKEL, FVP, FRANCONIA, BANK, 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 18 DAY OF December, 2017.

BY: _____
NOTARY PUBLIC

PAMELA C. SELLERS
NOTARY PUBLIC
State of Texas
Comm. Exp. 11-02-2019

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, LIZ S. GONZALEZ, CLERK OF THE COUNTY COURT DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE 27TH DAY OF December 2017, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 17044941 WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE 27TH DAY OF December 2017, A.D.

FILED FOR RECORD AT 11:41 O'CLOCK A.M. THIS THE 27TH DAY OF December, 2017, A.D.

BY: _____
LIZ S. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

CITY OF SAN MARCOS
APPROVAL CERTIFICATE

APPROVED AND AUTHORIZED TO BE RECORDED ON THE 12TH DAY OF December, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

_____ 12/27/17
CITY ENGINEER DATE

_____ 12-21-17
DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DATE

_____ 12/21/17
PLANNING SECRETARY DATE

_____ 12/22/17
CITY ATTORNEY DATE

STATE OF TEXAS §
COUNTY OF HAYS §

I, LIZ S. GONZALEZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL NOTES AND SUBDIVISIONS WHICH ARE INCLUDED WITH THE PLAT ARE IN CONFORMANCE WITH THE CITY OF SAN MARCOS ORDINANCES AND ACCURATELY AND IN CONFORMANCE WITH A.... RELIABLY CITY ORDINANCES, CODES, MANUALS, AND RELEVANT STAFF COMMENTS.

_____
LIZ S. GONZALEZ
REGISTERED PROFESSIONAL ENGINEER
NO. 94961 - STATE OF TEXAS
BMA - DBA REG. # 10,470
BOWMAN CONSULTING GROUP, LTD.
12325 G. CAPITAL OF TEXAS HWY.
BUILDING 3, SUITE 320
AUSTIN, TEXAS 78746
512-327-1180

STATE OF TEXAS §
COUNTY OF HAYS §

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____ 12/15/17
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
12325 G. CAPITAL OF TEXAS HWY.
BUILDING 3, SUITE 320
AUSTIN, TEXAS 78746
512-327-1180

AQUIFER NOTE:
THIS PROJECT IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT IN THE CONTRIBUTING ZONE.

FLOOD NOTE:
A PORTION OF THE SUBJECT TRACT IS SHOWN TO BE IN ZONE A, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED, AND IN ZONE X, OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48209C0360F, HAYS COUNTY, TEXAS, AND INCORPORATED AREAS, MAP REVISED SEPTEMBER 2, 2005.

THE ABOVE STATEMENT IS MERELY FOR FLOOD INSURANCE DETERMINATION ONLY AND THE SURVEYOR MAKES NO WARRANTY FOR THE CORRECTNESS OF THE CITED MAP(S).

PROJECT ADDRESS:
THIS PROJECT IS LOCATED ON WONDER WORLD DRIVE, MODEL ROAD 12, HAYS COUNTY, TEXAS.

NOTES:

1. THIS PROJECT IS IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.
2. BUFFER ZONES PER THE APPROVED WATER PROTECTION PLAN PHASE 1 ON NOVEMBER 20, 2014.
3. 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: ACADEMY OAKS DRIVE, LAZY BLUE ROAD, BLUE MARBLE TRAIL, CORTEZ SAGE TRAIL, FEATHERSTEM POND, FROSTCAT WAY, GUADALUPE RIVER TROUT TRAIL, HOWARD GARREN ROAD, TIDE SCOVILLE SHELL WAY, AND WONDER WORLD DRIVE. PLANNING LOT SIZES SHALL BE CONSIDERED TO CONTAIN ONE TEN FOOT (10') SIDEWALK EASEMENT ADJACENT TO THE RIGHT-OF-WAY. SIDEWALKS MAY CROSS THE INTERIOR OF LOTS TO CONNECT WITH TRAILS, OR TRUNK CONNECTIONS BY THE DEVELOPING BODY OR UTILITY COMPANY. SIDEWALKS SHALL BE MAINTAINED BY ADJACENT PROPERTY OWNER.
4. THE FOLLOWING SPACING AND WIDTH RULES WILL MEET CITY SPECIFICATIONS.
5. AS USED HEREIN, THE TERM "INTERSECTION" MEANS THAT POINT WHERE THE EXTENSIONS OF ASPHALT.
6. THIS PLAT SHALL BE USED IN CONJUNCTION AND SUBJECT TO THE DEVELOPMENT AGREEMENT WITH THE CITY OF SAN MARCOS, RESOLUTION 2014-141R, APPROVED SEPTEMBER 16, 2014.
7. THIS SUBDIVISION IS SUBJECT TO ANY AND ALL COMPLY WITH THE FOLLOWING AGREEMENTS BETWEEN THE OWNER AND HAYS COUNTY:

AGREEMENT REGARDING LA CIMA HABITAT PRESERVATION, PURSUANT ORDER WOODLAND SUBDIVISION, AND CONCERNING NOTICE OF SUBDIVISION CONDITIONS, JUNE 9, 2015).

HAYS COUNTY LICENSE AGREEMENT (RECEIVED AUGUST 28, 2015).

8. A 25' FRONT SETBACK FROM ACADEMY OAKS DRIVE AND CORTEZ SAGE DRIVE AND SHALL BE OBSERVED ON LOT 10, BLOCK D.
9. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LA CIMA, AS AMENDED FROM TIME TO TIME, PREVIOUSLY RECORDED IN DOCUMENT NO. 17044912 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
10. THE LA CIMA HOA, OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE LOTS 9 SAN MARCOS, AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED IN NOTE NO. 9, HEREON.
11. THE SUBJECT TRACT IS NON HEREON IF IN THE CWA BOUNDS ONLY AND IN ETJ 3.
12. DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
13. TRAILS LOCATED WITH OPEN SPACE LOTS SHALL REMAIN PUBLIC ACCESS.
14. SECOND MEANS OF FIRE ACCESS SHALL BE PROVIDED BY THE SAN MARCOS ACADEMY ENTRANCE.

NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN PROVISION WATER SUPPLY OR A SANITATION/SEWER AGREEMENT WITH AN SYSTEM, DUE TO DECLINING WATER SUPPLY AND DIMINISHING WATER QUALITY, REGARDLESS OF WHETHER OR NOT A WATER LINE HAS BEEN PURCHASED BY ANY COUNTY TO CONSIDER THE WATER CONFORMING GROUNDWATER AVAILABILITY, REGARDLESS OF WHETHER OR NOT A WATER LINE HAS BEEN PURCHASED AND IN SOME AREAS MAY EXIST THE FIRST BENEFICIARY'S WATER ACCOUNT, NO SINGLE-USE OR TWO-USE SUBDIVISION SHALL BE APPROVED UNLESS CONNECTED TO A PUBLIC WATER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES TO CONSTRUCT OR TO HAVE A DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

_____ 12/19/17
COUNTY JUDGE
HAYS COUNTY, TEXAS

_____ 12/19/17
ROBERT MONROE,
DIVISION MANAGER,
HAYS COUNTY
DEVELOPMENT SERVICES

STATE OF TEXAS §
COUNTY OF HAYS §

I, THE UNDERSIGNED, DIVISION MANAGER OF THE HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS CONFORMING 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.

_____ 12/19/17
ROBERT MONROE,
DIVISION MANAGER,
HAYS COUNTY
DEVELOPMENT SERVICES

LOT SIZE SUMMARY	
TOTAL NUMBER OF LOTS	149
ARTIFICIAL AREA OF LOTS	0.746 AC.
2.0 AC. OR GREATER	1 LOT 50, BLOCK E)
LESS THAN 2.0 AC. AND NOT LESS THAN 1.0 AC.	0
GREATER THAN 2.0 AC. LESS THAN 5.0 AC.	2 LOT 5, BLOCK A & LOT 34, BLOCK C)
GREATER THAN 1.00 AC. LESS THAN 2.0 AC.	7 (LOT 15, BLOCK D & LOT 1, BLOCK F)
LESS THAN 1.0 AC.	139

STREET SUMMARY			
STREET NAME	STREET LENGTH	PAVE. WIDTH	ROW WIDTH
COPPER CAVE TRAIL	1,176 L.F.	33' (+/-)	VARIES
ACADEMY OAKS DRIVE	1497 L.F.	33' (+/-)	60'
STEAMBOAT CANYON	297 L.F.	33' (+/-)	63'
TIDEWATER WAY	290 L.F.	33' (+/-)	63'
BOULDERBERRY ROAD	547 L.F.	33' (+/-)	63'
HOWARD GARREN ROAD	789 L.F.	33' (+/-)	63'
LAZY BLUE ROAD	886 L.F.	41' (+/-)	59'
BLUE MARBLE TRAIL	480 L.F.	33' (+/-)	63'

LOT SUMMARY	
RIGHT-OF-WAY	10.660 ACRES
149 LOTS (TOTAL)	24.474 ACRES
OPEN SPACE LOTS (10)	24.100 ACRES
TOTAL	59.234 ACRES

UTILITY NOTE:
WATER PROVIDER: CITY OF SAN MARCOS
630 EAST HOPKINS STREET
SAN MARCOS, TEXAS 78666

ELECTRIC PROVIDER: PEDERNALES ELECTRIC COOPERATIVE
201 SOUTH AVENUE F
JOHNSON CITY, TEXAS 78636

CORNER LOTS SIDE FRONTAGES		
BLOCK	LOT	SIDE CORNER FRONTAGE
C	7	ACADEMY OAKS DRIVE
C	8	ACADEMY OAKS DRIVE
C	2	BOULDERBERRY ROAD
C	23	BOULDERBERRY ROAD

AREA TABLES PHASE 1, SECTION 1:

TABLE OF LAND USE		
1. GIA ACREAGE: 59.234 ACRES.	BLOCK A, LOTS 5, 34 & ROW; BLOCK B, LOTS 1-9 & 24; BLOCK C, LOT 24 & ROW; BLOCK E, LOTS 1-50 & 54; & BLOCK F, LOTS 1-7 & ROW	OPEN SPACE
2. THE TOTAL AREA OF STREETS IS THIS SUBDIVISION IS 10.660 ACRES.	ALL OTHER LOTS	SINGLE FAMILY
3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 7,012 LINEAR FEET.	LOTS	LOT SF ALLOWED
TOTAL NUMBER OF LOTS: 149 SINGLE FAMILY: 139 OPEN SPACE: 10 PRIVATE STREETS:	BLOCK A, LOTS 1, 4 & 6, 20; BLOCK C, LOTS 4-12 & 14, 15; BLOCK D, LOTS 10-18; BLOCK E, LOTS 11-23	3700
	BLOCK B, LOTS 11-23; BLOCK D, LOTS 1-9; BLOCK E, LOTS 1, BLOCK F, LOTS 1-4 & 20, 24-31	4000

FILE: P:\2017\017-1171\Survey\Drawings\Plat\Phase 1\Sec 1\Final Plat\017-1171 Phase 1 Section 1 Final Plat.dwg			
DATE: 12-19-17	DRAWN BY: J.E.S.	CHK'D: J.D.B.	
SCALE: 1" = 60'	CHECKED BY: J.D.B.	PLAN #: 1171	
JOB #: 017-1171	DRAWING: FINAL PLAT	SHEET #: 1 OF 4	

NO.	REVISION	BY	DATE
PLOT DATE: Dec 19, 2017 - 11:13am			

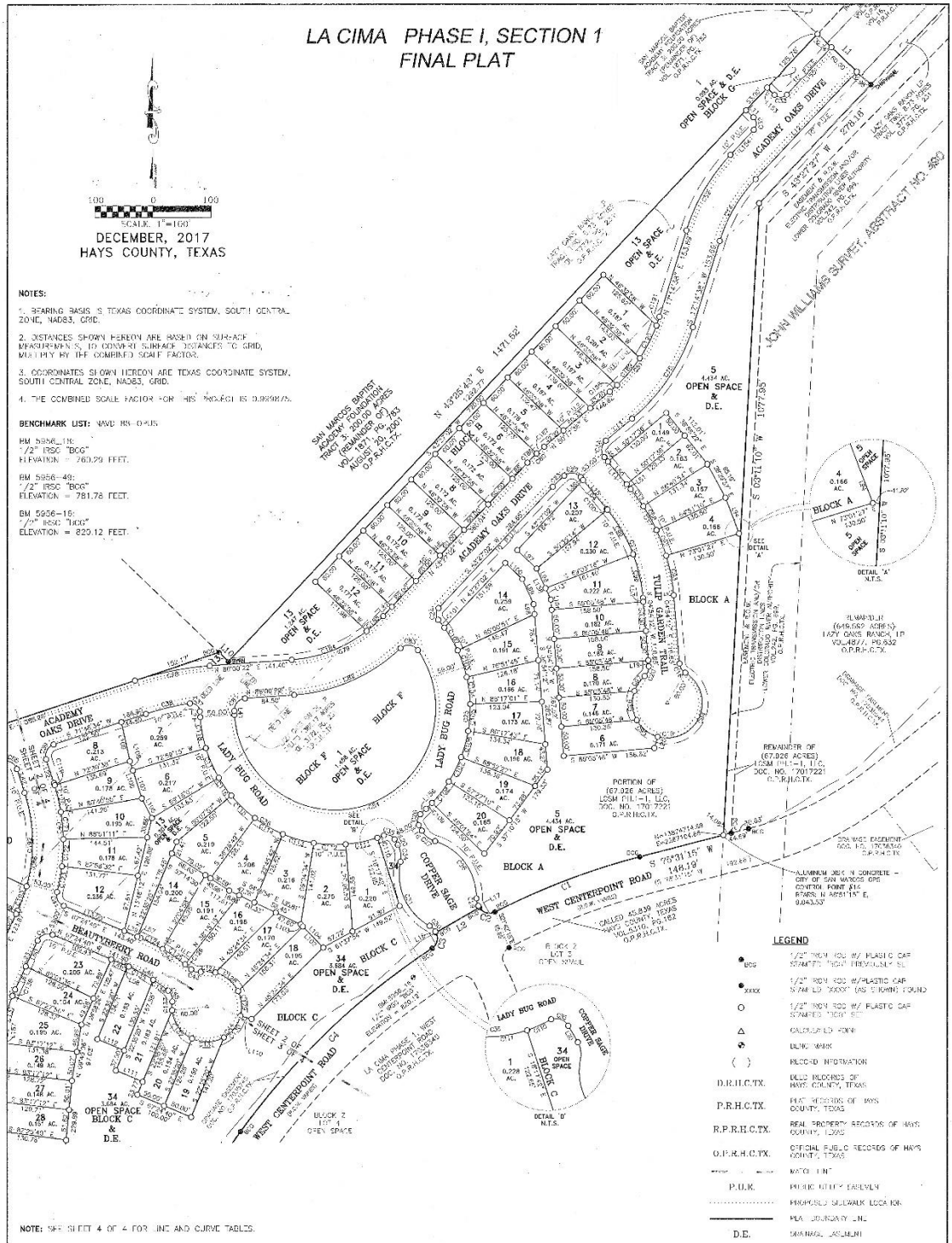
Bowman CONSULTING

Bowman Consulting Group, Ltd.
12325 G. Capital of Texas Hwy., Building 3 Suite 320, Austin, TX 78746
Texas Registration #: 10470 Fax: 512.327.1180
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

FINAL PLAT
I.A CIMA
PHASE 1, SECTION 1
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

SHEET 1 OF 4
PLAN #: 1171

LA CIMA PHASE I, SECTION 1
FINAL PLAT



NOTES:

1. BEARING BASIS: S TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
4. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99998775.

BENCHMARK LIST: NAVD 88: GPS

BM 5956_18:
"/2" IRSC "BCG"
ELEVATION = 763.29 FEET.

BM 5956-49:
"/2" IRSC "BCG"
ELEVATION = 781.78 FEET.

BM 5956-19:
"/" IRSC "BCG"
ELEVATION = 829.12 FEET.

NOTE: SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES.

LEGEND

●BCG	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
●XXXX	1/2" IRON ROD W/PLASTIC CAP STAMPED "XXXX" (AS SHOWN) FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
△	CALCULATED POINT
⊕	BENCHMARK
( )	RECORD INFORMATION
D.R.H.C.TX.	DEED RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS OF HAYS COUNTY, TEXAS
R.P.R.H.C.TX.	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
	MATCH LINE
P.U.E.	PUBLIC UTILITY EASEMENT
	PROPOSED SIDEWALK LOCATION
	PLAT BOUNDARY LINE
D.E.	DRAINAGE EASEMENT

DATE: 08-25-18	DRAWN BY: KTC	CREW: CAT, MK	
SCALE: 1"=100'	CHECKED BY: J.D.S.	FD #:	
JOB #: 005956	DRAWING #: LMA_PLAT	PLAN #: 1171	SHT 2 OF 4

NO.	REVISION	BY	DATE

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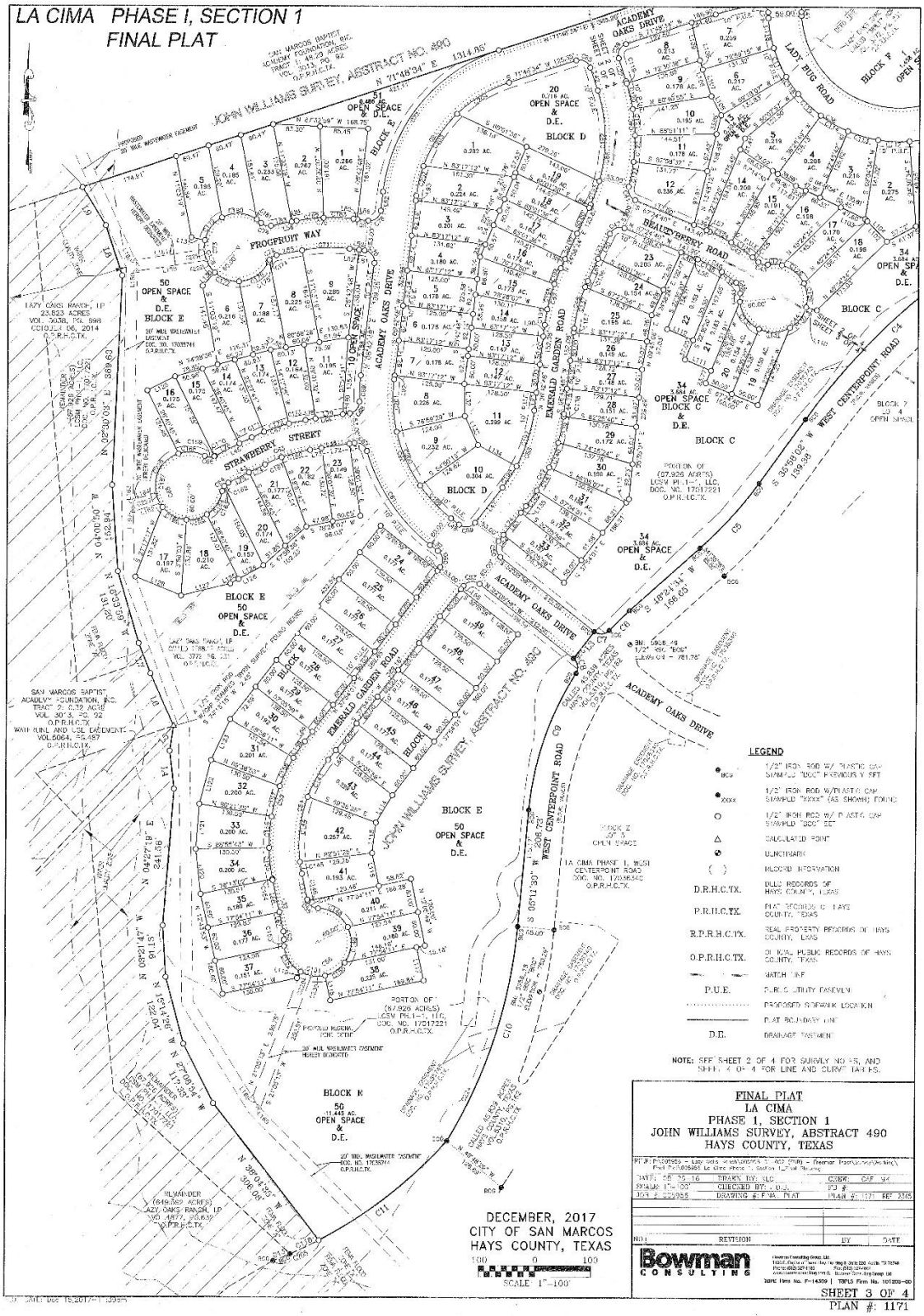
Bowman CONSULTING

Bowman Consulting Group, Ltd.
1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, TX 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

FINAL PLAT
LA CIMA
PHASE 1, SECTION 1
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

SHEET 2 OF 4
PLAN #: 1171


LA CIMA PHASE I, SECTION 1
FINAL PLAT
JOHN WILLIAMS SURVEY, ABSTRACT NO. 490
ACADEMY OAKS DRIVE
LADY BUG ROAD
PROSPERITY WAY
BEAUTYBERRY ROAD
ACADEMY OAKS DRIVE
EMERALD GARDEN ROAD
STRAWBERRY STREET
WEST CENTERPOINT ROAD
BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F
BLOCK N
50 OPEN SPACE & D.E.
LEGEND
1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
1/2" IRON ROD W/PLASTIC CAP STAMPED "XXXX" (AS SHOWN) FOUND
1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
CALCULATED POINT
BENCHMARK
( ) RECORD INFORMATION
D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS
R.P.R.H.C.TX. REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
MATCH LINE
P.U.E. PUBLIC UTILITY EASEMENT
PROPOSED SIDEWALK LOCATION
PLAT BOUNDARY LINE
D.E. DRAINAGE EASEMENT
NOTE: SEE SHEET 2 OF 4 FOR SURVEY NOTES AND SHEET 4 OF 4 FOR LINE AND CURVE TABLES.
FINAL PLAT
LA CIMA
PHASE 1, SECTION 1
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS
DECEMBER, 2017
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS
SCALE 1"=100'
Bowman CONSULTING
SHEET 3 OF 4
PLAN #: 1171

LA CIMA PHASE I, SECTION 1 - FINAL PLAT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 46°37'48" E	128.71'
L2	S 60°14'01" W	58.00'
L3	N 37°50'10" E	60.00'
L4	N 06°40'45" W	67.35'
L5	N 09°42'47" E	44.31'
L6	N 24°09'01" W	101.36'
L7	N 21°49'43" W	57.86'
L8	N 19°31'56" W	83.11'
L9	N 3°48'46" W	76.48'
L10	N 46°30'56" E	22.48'
L11	S 46°34'31" E	17.75'
L12	S 13°25'29" W	252.24'
L13	N 09°13'38" E	58.43'
L14	S 39°40'24" E	71.06'
L15	S 39°12'24" E	71.01'
L16	N 30°09'01" W	10.00'
L17	N 29°40'09" W	3.42'
L18	S 39°45'59" E	9.29'
L19	S 64°04'19" E	10.16'
L20	S 30°20'19" E	11.43'
L21	S 61°43'28" E	9.86'
L22	N 18°11'29" W	12.81'
L23	N 24°56'24" E	91.76'
L24	N 37°04'01" E	78.65'
L25	N 12°05'45" W	45.44'
L26	S 11°05'49" E	9.00'
L27	S 63°39'39" E	17.15'
L28	N 60°56'15" E	79.74'
L29	N 60°16'15" E	72.41'
L30	S 63°19'13" W	73.71'
L31	N 12°05'45" W	46.35'
L32	N 12°05'49" W	93.23'
L33	N 78°56'41" E	40.68'
L34	S 78°56'41" W	16.36'
L35	N 82°17'12" W	28.57'
L36	N 39°43'24" W	6.39'
L37	N 53°30'36" W	17.15'
L38	S 60°56'28" W	79.74'
L39	N 67°24'10" W	24.43'
L40	S 09°42'48" W	33.70'
L41	S 00°45'27" E	6.70'
L42	N 18°11'36" W	42.51'
L43	N 33°19'13" E	72.71'
L44	N 60°56'28" E	79.74'
L45	N 63°16'15" E	72.71'
L46	S 67°24'40" E	39.37'
L47	N 37°04'01" E	75.66'
L48	N 52°05'56" E	14.21'
L49	S 39°40'24" E	13.00'
L50	N 39°12'24" W	50.00'
L51	N 39°12'24" W	1.00'
L52	N 82°17'12" W	28.57'
L53	N 64°56'12" W	6.56'
L54	S 39°43'24" E	64.02'
L55	N 78°56'41" W	40.00'
L56	N 78°56'41" W	40.00'
L57	S 67°24'40" E	9.93'
L58	S 67°24'40" E	9.93'
L59	S 82°17'12" E	28.57'
L60	S 67°24'40" E	43.40'
L61	N 06°42'48" E	33.70'
L62	N 39°54'01" E	30.00'
L63	N 37°54'01" E	14.27'
L64	N 37°54'01" E	7.57'
L65	N 37°54'01" E	21.64'
L66	N 12°05'49" W	34.99'
L67	N 12°05'49" W	58.25'
L68	N 37°54'01" E	21.64'
L69	N 37°54'01" E	8.02'
L70	N 37°54'01" E	8.98'
L71	N 88°56'28" E	52.00'
L72	N 88°56'28" E	26.75'
L73	N 63°19'13" E	31.83'
L74	N 63°19'13" E	40.88'
L75	N 63°19'13" E	48.20'
L76	N 88°56'28" E	17.60'
L77	N 50°56'28" E	49.20'

LINE TABLE		
LINE #	BEARING	DISTANCE
L80	N 88°39'28" E	12.65'
L81	S 82°17'12" E	10.00'
L82	S 82°17'12" E	16.65'
L83	N 78°56'41" E	37.23'
L84	N 78°56'41" E	8.78'
L85	S 82°17'12" E	6.57'
L86	S 82°17'12" E	20.00'
L87	S 47°27'02" W	22.03'
L88	S 42°27'02" W	37.89'
L89	N 24°58'24" E	6.14'
L90	N 06°42'48" E	23.00'
L91	N 06°42'48" E	31.78'
L92	S 00°42'48" E	6.75'
L93	S 00°42'48" W	8.31'
L94	S 21°03'41" E	65.12'
L95	N 16°53'19" E	20.00'
L96	S 24°01'10" E	36.69'
L97	S 43°42'32" E	46.03'
L98	S 04°54'27" E	17.29'
L99	S 24°51'10" E	45.60'
L100	N 40°43'23" E	43.93'
L101	S 04°54'27" E	17.52'
L102	S 44°39'28" E	50.00'
L103	S 44°39'28" E	5.32'
L104	S 44°39'28" E	55.32'
L105	N 37°39'28" W	37.65'
L106	N 15°11'28" W	45.49'
L107	S 16°11'28" E	46.62'
L108	S 15°11'28" E	4.06'
L109	N 12°22'09" W	66.51'
L110	S 74°51'56" E	19.78'
L111	S 67°24'40" E	50.00'
L112	S 67°24'40" E	50.00'
L113	S 22°54'01" E	7.10'
L114	N 31°28'58" E	50.16'
L115	N 08°48'54" E	34.15'
L116	N 12°05'49" W	59.12'
L117	N 12°05'49" W	60.00'
L118	S 12°05'49" E	44.87'
L119	S 32°42'15" W	13.84'
L120	N 00°25'21" W	79.71'
L121	N 04°17'04" E	79.71'
L122	N 14°59'46" E	79.71'
L123	N 24°57'43" E	79.89'
L124	S 61°01'46" W	50.04'
L125	S 61°01'46" W	16.68'
L126	S 61°01'46" W	66.90'
L127	S 78°31'16" W	30.24'
L128	N 67°57'40" W	57.92'
L129	S 63°19'13" W	55.00'
L130	S 43°30'37" W	31.78'
L131	N 7°49'06" W	24.23'
L132	N 00°56'39" W	53.52'
L133	N 24°27'17" W	53.94'
L134	S 61°35'26" E	77.80'
L135	N 37°54'01" E	14.43'
L136	N 24°38'24" E	17.72'
L137	S 24°51'10" E	91.28'
L138	S 24°51'10" E	57.94'
L139	N 45°12'06" E	13.13'
L140	N 47°01'11" E	108.68'
L141	N 39°07'26" E	35.67'
L142	N 19°08'21" E	121.10'
L143	N 40°53'53" E	74.55'
L144	N 35°22'30" E	78.21'
L145	N 48°07'56" E	137.58'
L146	N 67°25'56" E	27.19'
L147	S 08°22'27" W	101.51'
L148	N 83°37'33" W	55.00'
L149	N 08°22'27" E	166.09'
L150	N 71°22'12" E	30.00'
L151	N 18°25'24" E	30.00'
L152	S 71°22'12" W	58.27'
L153	S 44°34'31" E	17.75'
L154	S 45°25'29" W	58.00'
L155	N 43°25'29" E	110.75'
L156	N 47°58'25" E	13.26'
L157	S 09°42'48" W	7.33'
L158	S 81°07'37" W	174.61'
L159	N 00°48'49" E	10.60'
L160	N 24°35'14" W	9.83'
L161	N 81°07'37" E	124.10'
L162	E 23°31'44" W	49.26'
L163	N 09°46'49" E	13.46'
L164	N 73°11'44" E	49.26'
L165	N 45°05'49" W	5.39'
L166	N 22°13'38" W	18.79'
L167	N 01°36'19" W	7.44'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1230.00'	287.25'	S 69°19'17" W	286.73'
C2	30.00'	30.32'	N 23°35'50" W	29.03'
C3	20.00'	30.54'	S 39°27'01" W	27.80'
C4	1230.00'	457.27'	S 46°34'25" W	454.66'
C5	715.00'	150.77'	S 42°11'10" W	150.48'
C6	534.00'	48.49'	S 45°50'19" W	48.47'
C7	30.00'	29.50'	S 83°30'06" W	28.37'
C8	30.00'	29.62'	S 09°44'51" E	28.38'
C9	534.00'	256.70'	S 18°56'05" W	254.26'
C10	550.00'	401.54'	S 11°11'23" W	392.10'
C11	600.36'	296.41'	S 32°20'57" W	293.50'
C12	326.50'	36.40'	N 38°30'45" W	36.39'
C13	802.00'	32.85'	N 87°19'55" E	32.85'
C14	748.50'	123.30'	N 30°20'05" E	122.30'
C15	330.00'	150.35'	N 32°46'07" E	149.02'
C16	70.00'	31.49'	N 09°17'38" E	28.26'
C17	328.00'	196.33'	N 22°16'18" W	193.39'
C18	30.00'	19.01'	N 32°30'07" W	18.70'
C19	60.00'	300.56'	N 85°05'18" E	69.75'
C20	23.00'	19.01'	S 22°19'53" W	18.30'
C21	773.50'	166.12'	S 22°18'18" W	165.80'
C22	20.00'	31.78'	S 68°11'07" E	28.54'
C23	270.00'	27.07'	N 46°07'06" E	27.05'
C24	15.00'	21.91'	N 01°36'14" E	20.01'
C25	232.00'	356.07'	N 03°17'25" E	320.24'
C26	15.00'	20.38'	N 08°34'07" E	18.84'
C27	40.00'	29.60'	N 51°34'34" W	28.98'
C28	101.00'	129.31'	N 37°07'04" E	120.89'
C29	25.00'	13.30'	N 14°31'40" W	13.14'
C30	23.50'	13.75'	S 45°31'36" E	13.55'
C31	101.00'	129.43'	S 24°34'34" E	120.95'
C32	15.00'	23.56'	N 01°34'31" W	21.21'
C33	15.00'	23.56'	N 88°25'29" E	21.21'
C34	40.00'	29.60'	S 04°06'29" E	28.96'
C35	15.00'	21.18'	S 42°47'46" E	19.47'
C36	270.50'	424.21'	S 87°39'22" E	374.99'
C37	10.00'	24.85'	S 51°11'16" E	23.11'
C38	171.49'	68.10'	N 46°34'31" E	67.67'
C39	20.00'	31.42'	N 26°45'34" E	28.28'
C40	326.50'	168.43'	N 01°39'35" W	166.63'
C41	30.00'	29.62'	N 25°16'07" W	28.42'
C42	326.50'	102.04'	N 56°24'51" W	102.12'
C43	20.00'	12.75'	N 74°46'16" W	12.53'
C44	60.00'	309.20'	N 44°37'19" E	59.84'
C45	20.00'	32.71'	S 51°05'33" E	19.60'
C46	273.50'	49.51'	S 69°04'56" E	70.73'
C47	20.00'	30.55'	N 86°48'22" E	27.89'
C48	273.50'	80.16'	N 13°08'36" E	79.86'
C49	326.50'	177.72'	N 23°13'24" E	175.53'
C50	20.00'	31.42'	N 07°05'06" W	28.28'
C51	770.00'	155.74'	S 32°46'07" W	153.99'
C52	330.00'	150.79'	S 46°20'03" W	149.48'
C53	30.00'	31.49'	N 82°34'01" E	28.26'
C54	743.50'	212.46'	N 13°27'58" E	211.80'
C55	20.00'	27.01'	N 09°46'45" W	25.00'
C56	60.00'	286.70'	N 47°36'34" E	61.92'
C57	50.00'	14.35'	N 10°55'27" E	14.30'
C58	326.50'	46.56'	N 29°15'56" W	46.52'
C59	700.50'	238.73'	S 12°54'58" W	237.57'
C60	20.00'	32.16'	S 66°35'28" E	28.81'
C61	330.50'	234.12'	S 34°22'46" E	229.28'
C62	20.00'	28.73'	S 57°57'36" E	26.34'
C63	273.50'	54.27'	N 72°05'51" E	54.19'
C64	30.00'	19.01'	N 36°05'24" E	18.70'
C65	50.00'	302.56'	S 39°46'45" E	69.75'
C66	20.00'	19.01'	N 89°26'34" W	18.30'
C67	326.50'	100.50'	S 22°05'51" W	100.12'
C68	20.00'	24.28'	S 39°47'39" W	23.34'
C69	330.00'	45.65'	S 02°39'40" W	45.61'
C70	20.00'	31.42'	S 36°17'10" E	28.28'
C71	273.50'	84.89'	N 87°49'44" E	84.58'
C72	20.00'	9.01'	N 51°25'55" E	16.30'
C73	60.00'	309.56'	S 11°02'16" E	69.75'
C74	20.00'	18.01'	N 73°49'29" W	18.30'
C75	326.50'	101.55'	S 67°49'44" W	100.80'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C76	70.00'	31.49'	S 37°42'46" W	28.26'
C77	300.00'	340.84'	S 39°16'41" W	322.81'
C78	530.00'	131.32'	S 76°54'26" W	130.99'
C79	240.00'	139.56'	S 64°41'49" W	174.19'
C80	330.00'	38.41'	S 40°59'19" W	38.39'
C81	20.00'	31.49'	S 47°07'23" W	28.32'
C82	300.00'	252.63'	S 85°33'18" W	245.60'
C83	30.00'	34.08'	N 53°47'44" W	32.23'
C84	173.50'	635.74'	N 70°46'28" E	331.42'
C85	20.00'	31.42'	N 63°11'26" W	28.28'
C86	273.50'	208.01'	N 01°03'29" E	201.20'
C87	326.50'	104.05'	N 15°50'39" E	103.63'
C88	273.50'	148.87'	N 27°19'37" E	147.04'
C89	20.00'	31.49'	N 82°34'01" E	28.26'
C90	270.00'	277.15'	S 32°41'38" E	265.14'
C91	300.00'	220.07'	S 39°16'41" W	258.24'
C92	326.50'	46.56'	N 21°03'41" W	46.52'
C93	326.50'	66.80'	N 11°58'23" W	66.67'
C94	80.00'	173.04'	N 23°15'13" E	113.61'
C95	60.00'	40.93'	S 01°43'19" E	40.14'
C96	60.00'	51.51'	S 04°41'27" E	50.00'
C97	60.00'	31.02'	S 34°44'14" W	30.68'
C98	273.50'	78.58'	N 17°35'09" W	78.33'
C99	273.50'	88.15'	N 30°10'40" W	87.77'
C100	273.50'	1.40'	N 39°33'35" W	1.40'
C101	330.50'	169.93'	N 38°10'06" W	168.07'
C102	232.50'	46.06'	N 39°32'20" W	45.91'
C103	232.50'	46.06'	N 19°01'27" W	47.99'
C104	232.50'	46.35'	N 07°20'37" W	46.27'
C105	232.50'	46.35'	N 01°39'29" E	46.27'
C106	232.50'	46.27'	N 10°24'55" E	46.27'
C107	232.50'	46.35'	N 20°50'11" E	46.27'
C108	232.50'	46.35'	N 31°15'27" E	46.27'
C109	232.50'	14.29'	N 45°13'49" E	14.29'
C110	232.50'	13.54'	N 47°13'31" E	13.54'
C111	330.50'	55.03'	N 78°32'32" E	55.40'
C112	232.00'	55.53'	S 82°40'00" E	55.40'
C113	232.00'	55.53'	S 74°44'23" E	55.40'
C114	232.50'	55.53'	S 60°25'45" E	55.40'
C115	232.50'	55.53'	S 46°43'37" E	55.40'
C116	330.50'	37.17'	S 39°16'06" E	37.17'
C117	232.50'	55.03'	S 32°51'19" E	55.40'
C118	802.39'	56.35'	N 66°39'13" E	56.35'
C119	330.50'	4.00'	N 17°50'24" W	4.00'
C120	326.50'	46.56'	N 13°24'13" W	46.52'
C121	326.50'	46.56'	N 05°13'37" W	46.52'
C122	326.50'	44.71'	N 10°53'02" E	44.71'
C123	326.50'	42.70'	N 25°35'51" W	42.67'
C124	326.50'	46.56'	N 33°43'53" W	46.52'
C125	326.50'	13.27'	N 50°34'53" W	13.27'
C126	60.00'	25.47'	N 75°58'02" W	25.28'
C127	60.00'	50.00'	N 51°01'05" W	50.32'
C128	60.00'	43.31'	N 09°32'47" W	42.38'
C129	60.00'	42.70'	N 37°04'36" E	41.75'
C130	60.00'	37.14'	N 87°27'53" E	36.55'
C131	60.00'	51.73'	S 39°13'51" E	50.04'
C132	60.00'	10.00'	S 0°22'53" W	10.00'
C133	60.00'	31.77'	N 31°04'58" W	31.75'
C134	273.50'	47.74'	N 82°34'39" W	47.68'
C135	273.50'	11.64'	S 23°45'14" W	11.64'
C136	273.20'	75.52'	S 14°27'56" W	75.28'
C137	326.50'	4.89'	N 07°06'34" E	4.89'
C138	326.50'	46.56'	N 11°36'26" E	46.52'
C139	326.50'	46.56'	N 19°48'45" E	46.52'
C140	326.50'	46.06'	N 28°00'01" E	46.02'
C141	326.50'	33.13'	N 34°59'26" E	33.12'
C142	243.50'	74.56'	S 29°01'34" W	74.26'
C143	243.50'	118.85'	S 06°36'16" W	116.73'
C144	243.50'	91.65'	S 26°37'17" E	91.11'
C145	243.50'	2.93'	S 16°18'31" E	2.93'
C146	30.00'	2.93'	S 54°56'57" E	2.93'
C147	20.00'	24.07'	N 38°06'01" W	22.64'
C148	60.00'	65.71'	N 38°06'01" W	62.48'
C149	60.00'	55.98'	N 00°47'29" E	53.70'
C150	60.00'	42.01'	N 55°37'16" E	41.16'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C151	60.00'	44.72'	S 81°41'55" E	43.69'
C152	60.00'	34.07'	S 33°17'24" E	34.08'
C154	60.00'	11.08'	S 00°56'35" E	11.07'
C101	293.50'	1.62'	S 1°56'24" E	1.62'
C155	293.50'	55.43'	S 06°25'39" E	55.35'
C156	326.50'	55.43'	S 06°25'39" E	55.35'
C157	706.50'	55.43'	S 14°03'46" W	55.35'
C158	296.00'	55.43'	S 25°42'28" W	55.35'
C159	296.50'	55.35'	S 36°26'55" W	55.30'
C160	293.50'	55.35'	S 79°30'23" W	55.12'
C161	293.50'	32.07'	S 86°10'47" W	32.05'
C162	30.00'	8.47'	S 49°45'40" W	8.38'
C163	30.00'	5.04'	S 32°31'09" W	5.03'
C164	60.00'	51.04'	N 49°13'47" E	49.50'
C165	60.00'	36.06'	N 75°46'01" E	37.41'
C166	60.00'	49.56'	N 19°23'36" E	48.16'
C167	60.00'	11.53'	S 16°29'47" W	09.48'
C168	60.00'	45.38'	N 83°19'05" W	44.28'
C169	30.00'	12.54'	S 87°20'11" E	16.96'
C170	23.00'	1.47'	N 82°35'59" E	1.47'
C171	226.50'	24.03'	S 60°53'47" W	24.01'
C172	326.50'	45.56'	S 7°37'27" W	45.52'
C173	326.50'	33.00'	S 20°20'31" W	32.99'
C174	20.00'	15.45'	S 08°01'01" W	15.06'
C175	20.00'	3.59'	S 29°37'11" W	3.58'
C176	50.00'	65.91'	N 53°57'56" E	61.34'
C177	50.00'	42.22'	S 70°02'01" E	41.01'
C178	60.00'	62.61'	S 7°35'45" E	59.81'
C179	60.00'	51.20'	S 37°01'20" W	50.32'
C180	60.00'	64.80'	N 87°06'33" W	61.82'
C181	50.00'	8.96'	N 51°20'51" W	8.94'
C182	326.50'	48.50'	S 83°21'17" W	48.51'
C183	326.50'	53.73'	N 87°54'10" W	53.67'
C184	240.00'	140.14'	N 66°16'41" E	138.16'
C185	240.00'	38.11'	N 46°00'01" E	38.07'
C186	330.00'	22.00'	S 45°21'41" W	22.02'
C187	330.00'	17.39'	S 48°47'01" W	17.39'
C188	270.00'	10.08'	N 48°28'30" E	10.08'
C189	270.00'	50.23'	N 42°15'03" E	50.16'
C190	270.00'	62.62'	N 27°16'05" E	62.48'
C191	270.00'	15.93'	N 18°56'04" E	15.92'
C192	273.50'	161.89'	N 04°13'23" W	159.53'
C193	273.50'	44.63'	N 20°21'32" E	44.61'
C194	326.50'	30.03'	S 22°20'12" W	30.02'
C195	326.50'	46.56'	S 15°37'02" W	46.52'
C196	326.50'	27.46'	S 08°02'06" W	27.45'
C197	273.50'	103.67'	N 17°33'41" E	103.05'
C198	273.50'	45.30'	N 33°08'17" E	45.25'
C199	270.00'	79.82'	S 49°37'20" E	79.53'
C200	270.00'	104.39'	S 24°05'58" E	103.74'
C201	270.00'	92.24'	S 03°06'52" E	92.48'
C202	240.00'	84.09'	S 13°10'12" W	83.66'
C203	237.65'	17.00'	S 32°40'21" W	16.93'
C204	240.00'	108.29'	S 58°30'52" W	107.37'
C205	803.39'	89.03'	S 85°40'11" W	88.98'
C206	143.50'	64.13'	N 47°37'04" E	63.63'
C207	143.50'	75.24'	N 79°38'35" E	75.17'
C208	360.71'	96.22'	N 84°08'39" E	95.97'
C209	44.00'	6.86'	S 81°44'56" W	6.86'
C210	15.34'	33.35'	S 09°03'33" W	21.16'
C211	54.66'	49.07'	S 03°50'01" E	47.45'
C212	60.00'	46.42'	S 41°37'35" W	45.30'
C213	82.47'	72.65'	N 58°17'04" E	70.50'
C214	127.86'	99.73'	N 20°04'11" E	97.27'
C215	38.77'	33.71'	N 25°30'58" E	31.81'
C216	55.04'	80.50'	N 5°06'14" W	77.37'
C217	78.93'	21.58'	N 26°03'20" W	13.87'
C218	176.56'	163.84'	N 00°19'06" E	163.88'
C219	332.16'	79.54'	N 03°53'05" E	79.37'
C220	104.60'	95.95'	N 22°09'54" E	92.68'
C221	73.38'	29.54'	N 53°07'45" E	29.33'
C222	864.62'	37.45'	N 1°05'39" E	37.43'
C223	864.62'	150.54'	N 11°02'02" E	150.27'
C224	864.62'	163.53'	N 21°15'00" E	163.29'
C225	60.00'	20.14'	S 12°45'06" E	20.04'
C226	60.00'	26.57'	S 34°57'27" E	26.34'
C227	60.00'	20.16'	S 21°34'02" E	20.07'
C228	60.00'	37.48'	S 58°48'51" W	36.83'
C229	60.00'	20.10'	S 80°58'49" E	20.00'
C230	60.00'	24.60'	N 68°47'40" E	24.42'

PROJECT: 000000 - Lay Oaks Subdivision - 37-000 (000) - Freeman Trail (Lay Oaks Parkway, First Portion) - Civil Phase 1, Section 1 - Final Plat.dwg

DATE: 08-06-19	DRAWN BY: KLC	CHECK: CAP, VP	
SCALE: 1" = 100'	CHECKED BY: JLS	JOB #:	
JOB #: 0161405	DRAWING #: "FINAL PLAT"	PLAT #: 1171	SHEET: 4 OF 4

NO.	REVISION	BY	DATE

PLOT DATE: Dec 13, 2019 - 11:33am

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FINAL PLAT
LA CIMA
PHASE 1, SECTION 1
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

SHEET 4 OF 4
PLAN #: 1171