

FINAL PLAT
OF
CENTERPARK, UNIT 1

A 28.335 ACRE TRACT OF LAND, OUT OF 495.23 ACRE TRACT OF LAND DESCRIBED IN DEED TO WALTON TEXAS, LP RECORDED IN VOLUME 3822, PAGE 246, OUT OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE J.H. YEARBY SURVEY, ABSTRACT 508 OF HAYS COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF HAYS §

THAT WALTON TEXAS GP, LLC, BY AND THROUGH JOHN VICK IS THE OWNER OF A CALLED 28.335 ACRE TRACT OF LAND RECORDED IN VOLUME 3822, PAGE 246, OUT OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE J.H. YEARBY SURVEY, ABSTRACT 508 OF HAYS COUNTY, TEXAS. PURSUANT TO PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS CENTERPARK, UNIT 1 AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WALTON TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
BY: WALTON TEXAS GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: WALTON INTERNATIONAL GROUP, INC
A NEVADA CORPORATION,
ITS MANAGER
5420 LYNDON B JOHNSON FWY, STE 790
DALLAS, TX 75240

JOHN VICK
VICE PRESIDENT

THE STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN VICK, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20____.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY'S NAME
MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.00013.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.

SUBDIVISION NOTES:

- EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS-OF-WAY.

GENERAL NOTES:

- SIDEWALKS ARE REQUIRED AT THE TIME OF SITE DEVELOPMENT.
- THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE SAN MARCOS INDEPENDENT SCHOOL DISTRICT.
- WATERSHED PROTECTION PLAN PHASE 2 PERMIT APPROVED. PERMIT # 2017-22898.
- THE PUBLIC IMPROVEMENT CONSTRUCTION PLANS ARE REQUIRED TO BE APPROVED BEFORE THE PLAT APPROVAL AND EITHER THE IMPROVEMENTS CONSTRUCTED OR SURETY POSTED FOR THE FILING OF THE PLAT.

THE STATE OF TEXAS §
COUNTY OF BEXAR §

I, DAVID CASANOVA, 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 SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DAVID A. CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251
STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028800
2000 NW LOOP 410
SAN ANTONIO, TEXAS, 78213

THE STATE OF TEXAS §
COUNTY OF BEXAR §

THAT I, DENNIS R RION, DO HEREBY CERTIFY THAT PROPER ENGINEERING HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE DEVELOPMENT CODE.

DENNIS R. RION
REGISTERED PROFESSIONAL ENGINEER NO. 67109
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028800
2000 NW LOOP 410
SAN ANTONIO, TEXAS, 78213

DRAINAGE EASEMENT NOTES:

- "DRAINAGE EASEMENTS SHALL REMAIN FREE OF ALL OBSTRUCTIONS."
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF SAN MARCOS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

FLOOD ZONE NOTE:

NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY FEMA FLOOD INSURANCE RATE MAP, HAYS COUNTY, TEXAS. COMMUNITY PANEL NUMBER 48209C0478F, DATED SEPTEMBER 2, 2005.

UTILITY PROVIDER NOTE:

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:
GVTC(PHONE)
BLUE BONNET ELECTRIC COOPERATIVE, INC. (ELECTRIC)
GVTC(CABLE TELEVISION)
CITY OF SAN MARCOS (SEWER & WATER)
CENTERPOINT (GAS)

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, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

SHANNON MATTINGLY DATE
DIRECTOR OF DEVELOPMENT SERVICES

RECORDING SECRETARY DATE

CIP AND ENGINEERING DATE



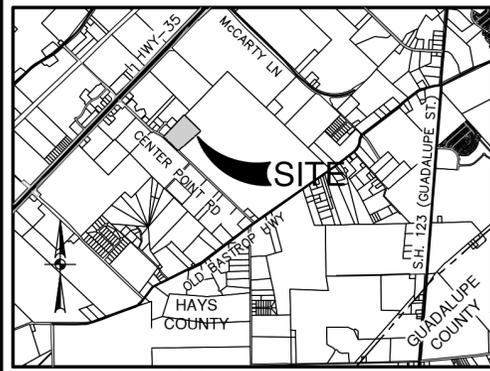
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: April 27, 2018

PLAT NOTES APPLY TO ALL
SHEETS OF THIS PLAT

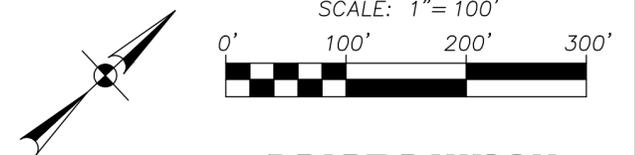
SHEET 1 OF 2

FINAL PLAT OF CENTERPARK, UNIT 1

A 28.335 ACRE TRACT OF LAND, OUT OF 495.23 ACRE TRACT OF LAND DESCRIBED IN DEED TO WALTON TEXAS, LP RECORDED IN VOLUME 3822, PAGE 246, OUT OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE J.H. YEARBY SURVEY, ABSTRACT 508 OF HAYS COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE



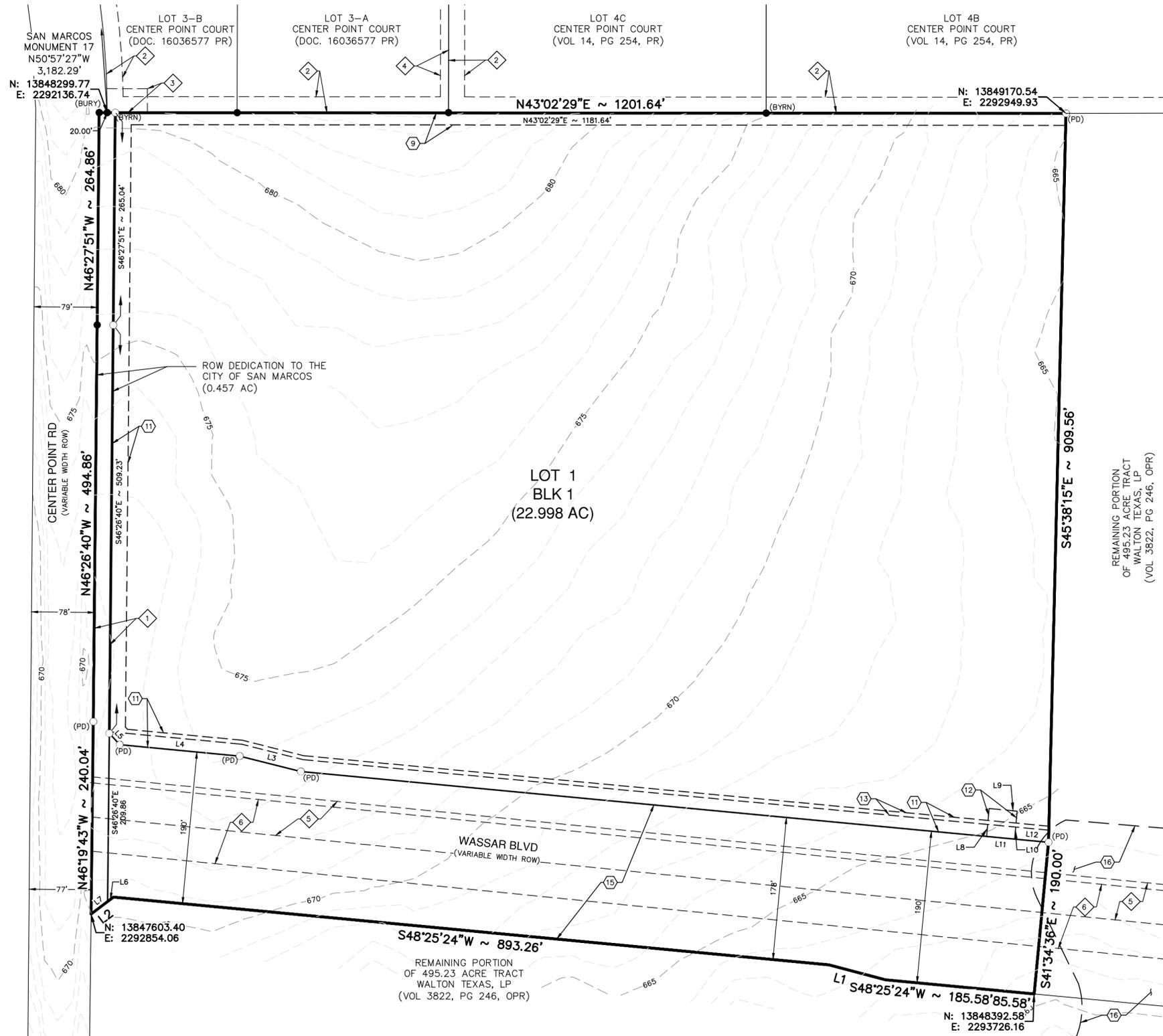
PAPE-DAWSON ENGINEERS

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LEGEND

- | | | | |
|--------|--|---------------------|--|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| BSL | BUILDING SETBACK LINE | (PUE) | PUBLIC UTILITY EASEMENT |
| CB | COUNTY BLOCK | PR | PUBLIC RECORD |
| DOC | DOCUMENT NUMBER | ROW | RIGHT-OF-WAY |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | VAR WID | VARIABLE WIDTH |
| ESMT | EASEMENT | (SURVEYOR) | ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ | SET 1/2" IRON ROD (PD) |
| IN/EG | INGRESS/EGRESS | ○ | SET 1/2" IRON ROD (PD)-ROW |
| NCB | NEW CITY BLOCK | (TYPE I, II OR III) | ○ FOUND txDOT MONUMENTATION |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HAYS COUNTY, TEXAS | ⊠ | FOUND MONUMENTATION |
-
- | | | | |
|----------|---|---|---|
| — 1140 — | EXISTING CONTOURS | ⬡ | 20' WATER AND WASTEWATER EASEMENT (VOL 3278, PG 701, OPR) |
| — 1140 — | PROPOSED CONTOURS | ⬡ | 20' PUBLIC UTILITY AND DRAINAGE EASEMENT (VOL 13, PG 347, PR) |
| ⬡ | 15' SANITARY SEWER EASEMENT | ⬡ | 30' SHARED ACCESS EASEMENT (VOL 13, PG 347, PR) |
| ⬡ | 20' PUBLIC UTILITY EASEMENT | ⬡ | 10' PUBLIC UTILITY AND DRAINAGE EASEMENT (VOL 13, PG 347, PR) |
| ⬡ | 35' x 35' FIRE INGRESS/EGRESS EASEMENT | ⬡ | 50' WIDE WATER LINE EASEMENT AND ROW (VOL 1625, PG 815, OPR) |
| ⬡ | 5' OF PUBLIC UTILITY EASEMENT FOR THE EXCLUSIVE BENEFIT OF BLUE BONNET ELECTRIC | ⬡ | LCRA 85' WIDE ELECTRIC LINE EASEMENT AND ROW (VOL 336, PG 770, OPR) |
| ⬡ | VARIABLE WIDTH RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN MARCOS (4.88 AC) | | |
| ⬡ | VARIABLE WIDTH DRAINAGE EASEMENT | | |



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S57°55'13"W	72.73'
L2	S5°52'58"W	34.93'
L3	S57°13'13"W	78.47'
L4	S48°25'24"W	149.89'
L5	N89°02'11"W	19.20'
L6	S5°52'58"W	9.05'
L8	S41°34'36"E	35.00'
L9	S48°25'24"W	35.00'
L10	N41°34'36"E	35.00'
L11	S48°25'24"W	35.00'
L12	S48°25'24"W	42.50'

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DATE OF PREPARATION: April 27, 2018

PLAT NOTES APPLY TO ALL SHEETS OF THIS PLAT

CENTERPARK, UNIT 1
Civil Job No. 11315-00; Survey Job No. 9030-17
DATE: 4/26/2018 2:45 PM USER: ID: gdmdbb
FILE: P:\11315\00\Design\Civil\Plat\Plat1131500.dwg