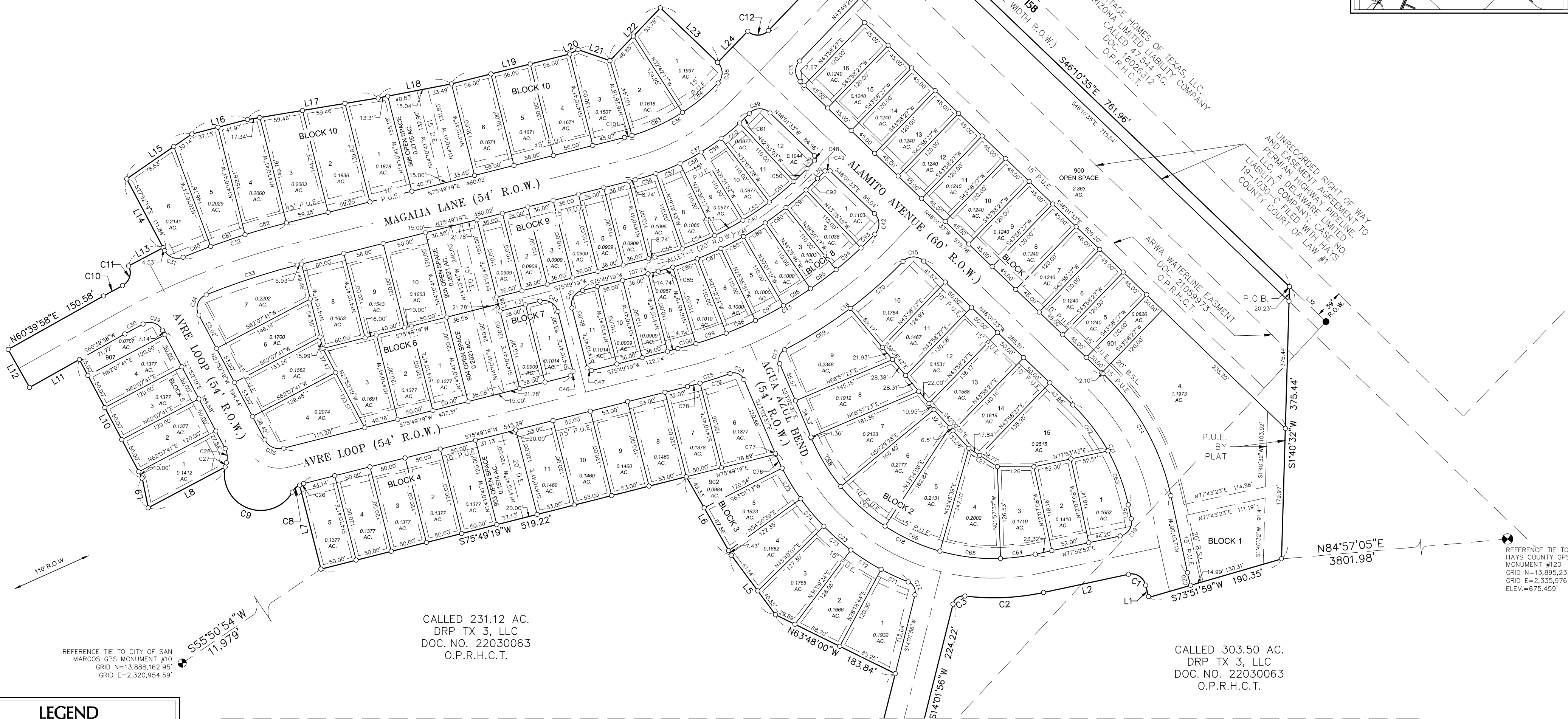
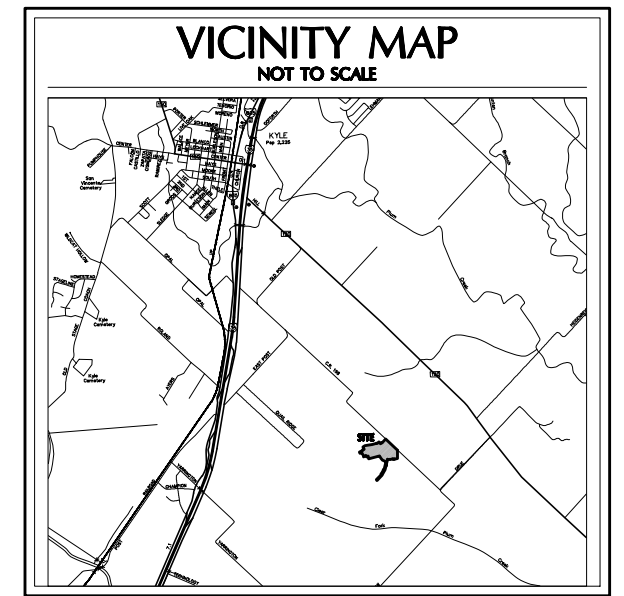


CALLED 231.12 AC.
DRP TX 3, LLC
DOC. NO. 22030063
O.P.R.H.C.T.

WILLIAM HEMPHILL SURVEY
ABSTRACT NO. 221

PUBLIC UTILITY EASEMENT TO LASALLE
MUNICIPAL UTILITY DISTRICT NO. 1,
DOCUMENT 19037217, O.P.R.H.C.T.



REFERENCE TIE TO CITY OF SAN
MARCOS GPS MONUMENT #10
GRID N=13,888,162.95'
GRID E=2,320,954.59'

CALLED 231.12 AC.
DRP TX 3, LLC
DOC. NO. 22030063
O.P.R.H.C.T.

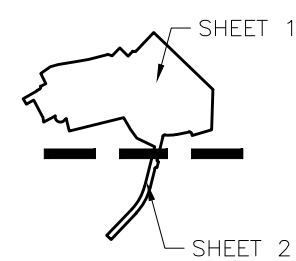
CALLED 303.50 AC.
DRP TX 3, LLC
DOC. NO. 22030063
O.P.R.H.C.T.

REFERENCE TIE TO
HAYS COUNTY GPS
MONUMENT #120
GRID N=13,895,235.43'
GRID E=2,335,976.71'
ELEV.=675.489'

LEGEND

- PHASE BOUNDARY
- - - ADJOINER PROPERTY LINE
- - - BUILDING SETBACK LINE + PUE (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "DOUCET"
- D.E. DRAINAGE EASEMENT
- O.S. OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- WWE WASETWEATER LINE EASEMENT
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- R.O.W. RIGHT-OF-WAY
- P.L.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- [] CALLED ACREAGE
- Ac. ACRES

INDEX MAP



SURVEYORS' NOTES:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.000081. UNITS: US SURVEY FEET.

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

MATCHLINE SHEET 2

**FINAL PLAT
WATERSTONE
UNIT A
HAYS COUNTY, TEXAS**

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPELS Firm #10105800 / TBPE Firm #3937

Date:	4-17-2023
Scale:	1"=100'
Drawn by:	SWP
Reviewer:	JB
Project:	913-004
Sheet:	1 of 3
Field Book:	-
Party Chief:	-
Survey Date:	-

KNOW ALL MEN BY THESE PRESENTS §

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, DRP TX 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WITH ITS HOME ADDRESS AT 590 MADISON AVENUE, 13TH FLOOR, NEW YORK, NEW YORK 10022, BEING THE OWNERS OF 25.88 ACRES OF LAND IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NUMBER 221, HAYS COUNTY, TEXAS, AND BEING A PART OF A CALLED 303.50 ACRE TRACT AND A PART OF A CALLED 231.12 ACRE TRACT, DESCRIBED IN DOCUMENT NUMBER 22030063 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 25.88 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

WATERSTONE UNIT A

IN WITNESS WHEREOF, DRP TX 3, LLC, HAVE CAUSED THESE PRESENTS TO BE

EXECUTED THIS THE _____ DAY OF _____, 20___ A.D.

PRELIMINARY

BRIAN CLAUSON DATE
DRP TX 3, LLC
590 MADISON AVENUE
13TH FLOOR
NEW YORK, NEW YORK 10022

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20___ A.D.

NOTARY PUBLIC MY COMMISSION EXPIRES:
IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, JOHN BARNARD, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

PRELIMINARY

JOHN BARNARD 04/17/2023
REGISTERED PROFESSIONAL LAND SURVEYOR DATE
TEXAS REGISTRATION NO. 5749
DOUCET & ASSOCIATES, INC.
JBARNARD@DOUCETENGINEERS.COM

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, TRACY A. BRATTON, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

PRELIMINARY

TRACY A. BRATTON, P.E. 04/17/2023
TEXAS REGISTRATION NO. 90095 DATE
DOUCET & ASSOCIATES, INC.
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TEXAS 78735

FLOOD NOTE:

THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48209C0405F EFFECTIVE 09-02-2005 AND ISSUED BY FEMA FOR HAYS COUNTY, TEXAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

HAYS COUNTY:

STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE HANSON 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 _____, 20___ A.D. AT _____ O'CLOCK _____M., AND DULY RECORDED ON THE _____ DAY OF _____, 20___ A.D. AT _____ O'CLOCK _____M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20___ A.D.

PRELIMINARY

ELAINE HANSON CARDENAS, MBA, PHD, COUNTY CLERK
HAYS COUNTY, TEXAS

HAYS COUNTY:

STATE OF TEXAS §
COUNTY OF HAYS §

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.

PRELIMINARY

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES
HAYS COUNTY, TEXAS

HAYS COUNTY:

STATE OF TEXAS §
COUNTY OF HAYS §

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.

PRELIMINARY

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES
HAYS COUNTY, TEXAS

PRELIMINARY

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

**CITY OF SAN MARCOS
APPROVAL CERTIFICATE**

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 20___, BY THE PLANNING ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

CIP & ENGINEERING DATE

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DATE

RECORDING SECRETARY DATE

CHAIRMAN, PLANNING & ZONING COMMISSION DATE

WATER & WASTEWATER UTILITY APPROVAL:

WATER

CITY OF KYLE: LEON BARBA, CITY ENGINEER DATE

WASTEWATER

CITY OF KYLE: LEON BARBA, CITY ENGINEER DATE

BUILDING SETBACKS AND P.U.E.:

FRONT BSL= 18' MAX./10' MIN.
SIDE STREET BSL= 10'
SIDE BSL= 5'
BACK BSL= 5'
ELECTRIC PUE= 15' MAX./10' MIN. (FRONT ONLY)
GAS PUE=15' MAX./10' MIN. (FRONT ONLY)

LOT SUMMARY	
TOTAL NUMBER OF BLOCKS	9
TOTAL NUMBER OF LOTS	103
RESIDENTIAL LOTS	95
DRAINAGE EASEMENT LOTS	0
LANDSCAPE LOTS	0
COMMERCIAL LOTS	0
OPEN SPACE LOTS	8
TOTAL OVERALL ACREAGE	25.88

STREET SUMMARY			
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LINEAR FEET
ALAMITO AVENUE	60' R.O.W.	36'	985
MAGALIA LANE	54' R.O.W.	36'	1,406
BOCA CHICA DRIVE	54' R.O.W.	30'	1,128
AVRE LOOP	54' R.O.W.	30'	1,307
AGUA AZUL BEND	54' R.O.W.	30'	735
ALLEY-1	20' R.O.W.	18'	526
TOTAL			6,087

AREA TABLE:

- TOTAL LOT ACREAGE: 18.55 ACRES.
THIS PROJECT CONTAINS 103 LOTS, AVERAGING 0.1800 AC. THERE ARE:
0 LOTS > 10 AC;
0 LOT BETWEEN 10 AC AND 5 AC;
1 LOTS BETWEEN 5 AC AND 2 AC;
1 LOTS BETWEEN 2 AC AND 1 AC;
101 LOTS < 1 AC.
 - THE TOTAL AREA OF STREET IN THIS SUBDIVISION IS 7.33 ACRES.
 - THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 6,087 LINEAR FEET.
- TOTAL ACREAGE: 25.88 ACRES.

NOTES:

- THIS FINAL PLAT IS ONLY FOR THE IDENTIFIED IMPROVEMENTS. ADDITIONAL ROADWAYS AND UTILITIES WILL BE REQUIRED TO SERVE THIS DEVELOPMENT.
- THIS TRACT OF LAND IS ENTIRELY WITHIN HAYS COUNTY AND THE CITY OF SAN MARCOS ETJ.
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY OF KYLE SPECIFICATIONS.
- THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE APPROVED WATERSTONE REGULATING PLAN. CITY OF SAN MARCOS REFERENCE NUMBER RP-19-01.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "DRP TX3, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- OPEN SPACE LOTS 900-907 ARE HEREBY DEDICATED BY THIS PLAT AS PUBLIC ACCESS EASEMENTS AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- OPEN SPACE/DRAINAGE EASEMENTS TO BE MAINTAINED BY LASALLE MUD 1.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
- ALL STREET R.O.W. INCLUDED IN THIS LIST TO BE DEDICATED TO THE PUBLIC. ALL ALLEYWAY R.O.W. WILL BE PRIVATE. HAYS COUNTY IS NOT RESPONSIBLE FOR ALLEYWAY MAINTENANCE.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
- HAYS COUNTY IS NOT RESPONSIBLE FOR SIDEWALK MAINTENANCE. A FULLY EXECUTED LICENSE AGREEMENT MUST BE IN-PLACE PRIOR TO CONSTRUCTION OF SIDEWALKS WITHIN HAYS COUNTY ROW.
- SIDEWALKS ARE REQUIRED IN ACCORDANCE WITH THE APPROVED REGULATING PLAN.
- SIDEWALKS TO BE MAINTAINED BY LASALLE MUD #1.
- THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- THIS PROJECT IS LOCATED WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, EMERGENCY SERVICE DISTRICTS #5 AND #9, AND PLUM CREEK GROUNDWATER CONSERVATION DISTRICT.
- THE FOLLOWING GPS BENCHMARKS ARE TIED TO AND REFERENCED ON THIS PLAT:

CITY OF SAN MARCOS GPS CONTROL MONUMENT #10
ALUMINUM DISK SET IN CONCRETE
GRID N=13,888,162.95'
GRID E=2,320,954.59'
ELEV.=629.43'

HAYS COUNTY GPS CONTROL MONUMENT #H120
GRID N=13,895,235.43'
GRID E=2,335,976.71'
ELEV.=675.459'

**FINAL PLAT
WATERSTONE
UNIT A
HAYS COUNTY, TEXAS**

 DOUCET & ASSOCIATES Civil Engineering - Planning - Geospatial 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735. Phone: (512)-583-2600 www.doucetengineers.com TBPELS Firm #10105800 / TBPE Firm #3937	Date: 4-17-2023
	Scale: 1"=100'
	Drawn by: SWP
	Reviewer: JB
	Project: 1722-010
	Sheet: 3 of 3
	Field Book: -
Party Chief: -	
Survey Date: -	