

# ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION



Updated: September, 2020

## CONTACT INFORMATION

Applicant's Name	Douglas Goss	Property Owner	Bryan Lee, Manager
Company	Natural Development Austin, LLC	Company	LCSM PH 3, LLC
Applicant's Mailing Address	11612 FM 2244, Bldg 1, Ste 140, Austin, TX 78738	Owner's Mailing Address	303 Colorado, Suite 2300, Austin, TX 78701
Applicant's Phone #	512-402-1790	Owner's Phone #	512-457-8000
Applicant's Email	dougg@nd-austin.com	Owner's Email	blee@dbcllp.com

## PROPERTY INFORMATION

Subject Property Address(es): 301 Central Park Loop

Legal Description: Lot 1 Block A Subdivision Final Plat La Cima Amenity Center

Total Acreage: 7.777 Ac Tax ID #: R 18169

Preferred Scenario Designation: Existing Zoning: not zoned-ETJ

Existing Land Use(s): Agricultural Exemption-wildlife management

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): SF 4.5

Proposed Land Uses / Reason for Change: HOA Amenity Center Site

## AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee\* \$1,057 plus \$100 per acre Technology Fee \$13 MAXIMUM COST \$3,013

\*Existing Neighborhood Regulating Plan Included.

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

PROPERTY OWNER AUTHORIZATION

I, Bryan Lee, Manager (owner name) on behalf of  
LCSM PH 3, LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
301 Central Park Loop (address).

I hereby authorize Douglas Goss (agent name) on behalf of  
Natural Development Austin, LLC (agent company) to file this application for  
Zoning (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:



Date:

4-30-2021

Printed Name, Title:

Bryan Lee, Manager

Signature of Agent:



Date:

4/30/2021

Printed Name, Title:

Douglas Goss, Project Manager

Form Updated October, 2019

## AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.*

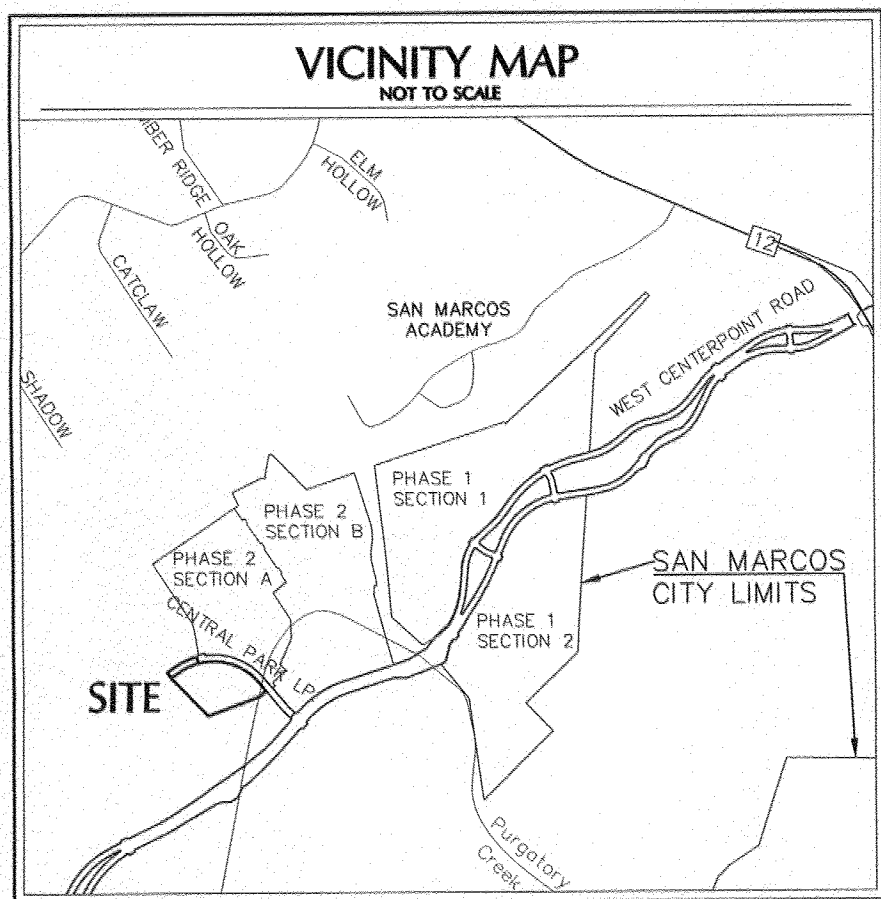
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

**Bryan Lee, Manager**

Form Updated October, 2019



WILLIAM SMITHSON SURVEY,  
ABSTRACT NO. 419  
JOHN WILLIAMS SURVEY,  
ABSTRACT NO. 490

LCSM PH. 3, LLC  
[182.269 ACRES]  
DOC. No. 18022545  
O.P.R.H.C.T.

LA CIMA  
PHASE 2A  
CORNER

LA CIMA PHASE I,  
WEST CENTERPOINT ROAD FINAL PLAT  
DOC. NO. 17036340  
P.R.H.C.T.

LCSM PH. 2, LLC  
[94.504 Ac.]  
DOC. NO.  
18022545  
O.P.R.H.C.T.

# LEGEND

---	EXISTING PROPERTY LINE
---	SUBDIVISION LINE
---	SIDEWALK
---	FLY TIE
○	1/2" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD WITH "DOUCET" CAP FOUND
PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE
WWE	WASTEWATER LINE EASEMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
DOC #	DOCUMENT NUMBER
Ac.	ACRES
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

PUPPY DOG  
PASS  
(54' R.O.W.)  
(0.099 Ac.)

CENTRAL PARK LOOP  
(70' R.O.W.)  
(0.828 Ac.)

WATER EASEMENT  
(0.011 Ac.)

15' WIDE PUE  
EASEMENT  
(0.387 Ac.)

20' WIDE DRAINAGE  
EASEMENT  
(0.104 Ac.)

LOT 1  
(7.777 Ac.)

WATER QUALITY  
EASEMENT  
(0.416 Ac.)

REFERENCE TIE TO:  
CITY OF SAN MARCOS MONUMENT  
(GPS#15)  
GRID N=13,875,309.88  
GRID E=2,294,908.33

REFERENCE TIE TO:  
CITY OF SAN MARCOS MONUMENT  
(GPS#19)  
GRID N=13,870,274.07  
GRID E=2,296,197.06

P.O.B.  
NORTHING: 13,872,395.60  
EASTING: 2,282,756.67

LCSM PH. 3, LLC  
[182.269 ACRES]  
DOC. No. 18022545  
O.P.R.H.C.T.

LCSM PH. 3, LLC  
[182.269 ACRES]  
DOC. No. 18022545  
O.P.R.H.C.T.

LINE	BEARING	DISTANCE
L1	N34°49'53"W	70.00'
L2	N55°10'07"E	48.67'
L3	N33°40'54"W	50.49'
L4	N56°19'06"E	54.00'
L5	S33°40'54"E	48.40'
L6	S14°45'22"E	70.00'
L7	N09°46'21"W	83.05'
L8	N00°00'00"E	20.00'
L9	N45°30'34"W	17.77'
L10	N64°38'43"W	99.08'
L11	N25°21'17"E	20.00'
L12	S64°38'43"E	102.45'
L13	S45°30'34"E	29.53'
L14	S00°00'00"E	26.68'
L15	S09°46'21"E	72.95'
L16	N15°43'43"E	25.93'
L17	S12°47'03"W	47.90'
L18	S52°46'56"W	60.56'
L19	S80°02'47"W	53.71'
L20	N07°32'01"W	22.10'
L21	N82°27'59"E	21.28'
L22	S07°23'57"E	21.93'
L23	N39°14'14"E	30.95'
L24	N03°52'44"W	60.69'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	38.78'	25.08'	88°36'05"	N10°41'29"E	35.03'
C2	39.78'	25.07'	90°55'09"	S79°12'31"E	35.74'
C3	240.01'	685.00'	20°04'29"	N65°12'22"E	238.78'
C4	909.38'	615.00'	84°43'15"	N82°28'15"W	828.76'
C5	887.20'	600.00'	84°43'15"	N82°28'15"W	808.55'
C6	21.69'	615.96'	2°01'03"	S57°27'52"W	21.69'
C7	179.99'	615.06'	16°46'02"	N66°51'31"E	179.35'
C8	62.59'	613.70'	5°50'35"	N78°09'50"E	62.56'
C9	21.23'	634.88'	1°54'57"	S82°01'33"W	21.23'

UTILITY:  
WATER/WASTEWATER:  
CITY OF SAN MARCOS

ELECTRIC:  
PEDERNALES ELECTRIC COOPERATIVE

GAS: CENTERPOINT ENERGY

TELEPHONE/CABLE:  
CHARTER COMMUNICATIONS (DBA SPECTRUM)

EMERGENCY SERVICES:  
HAYS COUNTY ESD#3

SCHOOL DISTRICT:  
SAN MARCOS CONSOLIDATED ISD

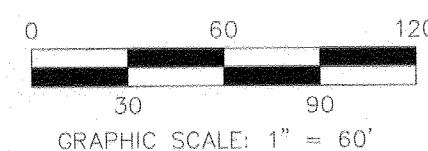
## SURVEYORS' NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204],  
NAD83 (2011), EPOCH 2010. ALL DISTANCES ARE GRID VALUES.  
UNITS: U.S. 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.

FINAL PLAT  
LA CIMA  
AMENITY CENTER  
SAN MARCOS,  
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.doucetandassociates.com  
TBPELS Firm No.: 10105800  
TBPE Firm No.: F-3937

Date:	04/27/2021
Scale:	1" = 60'
Drawn by:	SWP
Reviewer:	CT
Project:	1722-006
Sheet:	1 OF 2
Field Book:	524
Party Chief:	ADM
Survey Date:	01/08/2020



KNOW ALL MEN BY THESE PRESENTS §  
STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, LCSM PH. 3, LLC, A LIMITED PARTNERSHIP BY AND THROUGH BRYAN LEE, GENERAL MANAGER, LCSM PH. 3, LLC, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 303 COLORADO STREET, SUITE 2300, AUSTIN, TEXAS 78701, BEING THE OWNER OF 8.704 ACRES OF LAND IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 182.269 ACRES AS DESCRIBED IN FILE NO. 18022545, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 8.704 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

LA CIMA AMENITY CENTER

SUBDIVISION TO THE CITY OF SAN MARCOS, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT-OF-WAY AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IN WITNESS WHEREOF, LCSM PH. 3, LLC, HAVE CAUSED THESE PRESENTS TO BE

EXECUTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BRYAN W. LEE, GENERAL MANAGER  
LCSM PH. 3, LLC  
303 COLORADO STREET, SUITE 2300  
AUSTIN, TEXAS 78701

DATE

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

LIENHOLDER CONSENT  
TEXAS REGIONAL BANK

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF TRAVIS §

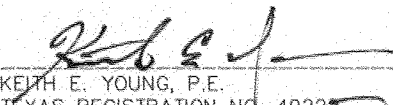
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.

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

ENGINEER'S CERTIFICATION:  
STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, KEITH E. YOUNG, 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.

 04/27/2021  
DATE  
KEITH E. YOUNG, P.E.  
TEXAS REGISTRATION NO. 49222  
DOUCET & ASSOCIATES, INC.  
7401B HIGHWAY 71 WEST, SUITE 160  
AUSTIN, TEXAS 78735



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.

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.

MARCUS PACHECO, INTERIM 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 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.

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

TOM POPE, R.S., C.F.M., FLOODPLAIN ADMINISTRATOR  
HAYS COUNTY DEVELOPMENT SERVICES  
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 \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, CHRISTOPHER W. TERRY, 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.

 04/27/2021  
DATE  
CHRISTOPHER W. TERRY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6649  
DOUCET & ASSOCIATES, INC.  
CTERRY@DOUCETENGINEERS.COM



AREA TABLE:

1. TOTAL LOT ACREAGE: 7.777 ACRES.  
THIS PROJECT CONTAINS 1 LOT, AVERAGING 7.777 AC. THERE ARE:  
0 LOTS > 10 AC;  
1 LOT BETWEEN 10 AC AND 5 AC;  
0 LOTS BETWEEN 5 AC AND 2 AC;  
0 LOTS BETWEEN 2 AC AND 1 AC;  
0 LOTS < 1 AC.

2 THE TOTAL AREA OF STREET IN THIS SUBDIVISION IS 0.923 ACRES.

3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 625.00 LINEAR FEET.

TOTAL ACREAGE: 8.700 ACRES.

AQUIFER NOTE:

THIS PROJECT IS IN THE EDWARDS AQUIFER RECHARGE ZONE BUT IS NOT IN THE CONTRIBUTING ZONE.

FLOOD NOTE:

ACCORDING TO THE CURRENT FEMA FLOOD INSURANCE RATE MAP NUMBER 48209C0369F, DATED SEPTEMBER 2, 2005, HAYS COUNTY, TEXAS, NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED ONE HUNDRED YEAR FLOOD PLAIN FLOOD HAZARD AREA. 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).

NOTES:

1. THIS PROJECT IS IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS, TEXAS.
2. PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG ALL STREETS. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
3. HOA WILL MAINTAIN THE AMENITY CENTER AND THE SIDEWALK/TRAILS IN PUBLIC AREAS.
4. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET SPECIFICATIONS.
5. AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "LCSM PH. 3, LLC" OR ITS SUCCESSORS OR ASSIGNS.
6. THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE DEVELOPMENT AGREEMENT WITH THE CITY OF SAN MARCOS, RESOLUTION 2014-131R, APPROVED SEPTEMBER 16, 2014, AND AMENDED ON MAY 15, 2018 RESOLUTION 2018-75R.
7. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LA CIMA, AS AMENDED FROM TIME TO TIME, ORIGINALLY RECORDED IN DOCUMENT NO. 17044512, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY.
8. THIS SUBDIVISION IS SUBJECT TO AND SHALL COMPLY WITH THE FOLLOWING AGREEMENTS BETWEEN THE OWNER AND HAYS COUNTY.

-AGREEMENT REGARDING LA CIMA HABITAT PRESERVATION, PURGATORY CREEK PARKLAND DEDICATION, AND CENTERPOINT RIGHT-OF-WAY DEDICATION" (EXECUTED JUNE 2, 2015)

-HAYS COUNTY LICENSE AGREEMENT (EXECUTED AUGUST 28, 2015)

9. DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.

10. PROPOSED ROADWAYS ARE TO BE PUBLIC

11. THE FOLLOWING CITY OF SAN MARCOS GPS BENCHMARKS ARE TIED TO AND REFERENCED ON THIS PLAT:

#15  
ALUMINUM DISK IN  
CONCRETE  
N: 13,875,309.88  
E: 2,294,908.33  
ELEV: 766.33

#19  
ALUMINUM DISK IN  
CONCRETE  
N: 13,870,274.07  
E: 2,296,197.06  
ELEV: 713.25

IMPERVIOUS COVER (I.C.) SUMMARY	
AREA (AC.)	8.704
NUMBER OF LOTS 50' X 125'	0
NUMBER OF LOTS 60' X 125'	0
TOTAL LOTS	1
LOTS 50' X 125' I.C. (SQ. FT.)	0
LOTS 60' X 125' I.C. (SQ. FT.)	0
TOTAL LOTS I.C. (AC.)	2.90
ROADWAY/SIDEWALK I.C. (AC.)	0.53
DRIVEWAYS I.C. (AC.)	0.00
CUL-DE-SACS (AC.)	0.00
TOTAL IMPERVIOUS COVER (AC.)	3.43
PERCENT IMPERVIOUS COVER	39.42%

STREET SUMMARY			
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LINEAR FEET
CENTRAL PARK LOOP	70' R.O.W.	36'	515.00'
PUPPY DOG PASS	54' R.O.W.	30'	110.00'
TOTAL			625.00 LF

LOT SUMMARY	
TOTAL NUMBER OF BLOCKS	1
TOTAL NUMBER OF LOTS	1
RESIDENTIAL LOTS	0
DRAINAGE EASEMENT LOTS	0
LANDSCAPE LOTS	0
COMMERCIAL LOTS	1
OPEN SPACE LOTS	0
TOTAL OVERALL ACREAGE	7.777

FINAL PLAT  
LA CIMA  
AMENITY CENTER  
SAN MARCOS,  
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.doucetandassociates.com  
TBPELS Firm No.: 10105800  
TBPE Firm No.: F-3937

Date: 04/27/2021  
Scale: 1" = 60'  
Drawn by: SWP  
Reviewer: CT  
Project: 1722-006  
Sheet: 2 OF 2  
Field Book: 524  
Party Chief: ADM  
Survey Date: 01/06/2020