

FOR REVIEW ONLY

LA CIMA PHASE I, WEST CENTERPOINT ROAD FINAL PLAT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS, THAT WE, LAZY OAKS RANCH, LP, A LIMITED PARTNERSHIP BY AND THROUGH BRYAN LEE, GENERAL MANAGER, LAZY OAKS RANCH, LP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 700 LAVACA STREET, SUITE 1300, AUSTIN, TEXAS 78701, BEING THE OWNER OF 17,516 ACRES OF LAND IN THE LYDIA GLASGOW SURVEY NO. 14, ABSTRACT NO. 188, THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, AND THE JOHN MAXIMILIAN, JR. SURVEY NO. 15, ABSTRACT NO. 299, HAYS COUNTY, TEXAS, BEING A PORTION OF A CERTAIN CALLED 649.592 ACRE TRACT OF LAND DESCRIBED IN THE DEED OF RECORD IN VOLUME 4877, PAGE 632, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN CALLED 1388.17 ACRE TRACT DESIGNATED AS TRACT ONE AND DESCRIBED IN THE DEED OF RECORD IN VOLUME 3772, PAGE 231, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND HAYS COUNTY, TEXAS, WITH ITS HOME ADDRESS AT 111 E. SAN ANTONIO STREET, SAN MARCOS, TEXAS 78666, BEING THE OWNER OF 25,636 ACRES OF LAND IN THE LYDIA GLASGOW SURVEY NO. 14, ABSTRACT NO. 188, THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 45.839 ACRE TRACT DESCRIBED IN THE DEED OF RECORD IN VOLUME 5310, PAGE 162, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 43.152 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

LA CIMA PHASE 1, WEST CENTERPOINT ROAD

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, LAZY OAKS RANCH, LP, HAVE CAUSED THESE PRESENTS TO BE

EXECUTED THIS THE _____ DAY OF _____, 2017 A.D.

BRYAN LEE, GENERAL MANAGER
LAZY OAKS RANCH, LP
700 LAVACA STREET, SUITE 1300
AUSTIN, TX 78701

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BRYAN LEE, GENERAL MANAGER, LAZY OAKS RANCH, LP, 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 _____ DAY OF _____, 2017,

BY: _____
NOTARY PUBLIC

IN WITNESS WHEREOF, HAYS COUNTY, TEXAS, HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS THE _____ DAY OF _____, 2017 A.D.

HAYS COUNTY, TEXAS
111 E. SAN ANTONIO STREET
SAN MARCOS, TEXAS 78666

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, HAYS COUNTY, TEXAS, 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 _____ DAY OF _____, 2017,

BY: _____
NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, LIZ Q. GONZALEZ, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY

OFFICE ON THE _____ DAY OF _____, 2017, A.D., IN THE PLAT RECORDS OF SAID

COUNTY AND STATE IN DOCUMENT NUMBER _____ WITNESS MY HAND AND SEAL OF OFFICE

OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2017, A.D.

FILED FOR RECORD AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 2017, A.D.

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

CITY OF SAN MARCOS
APPROVAL CERTIFICATE

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 20____, BY THE PLANNING AND 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

STATE OF TEXAS §
COUNTY OF HAYS §

I, 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.

FOR REVIEW ONLY

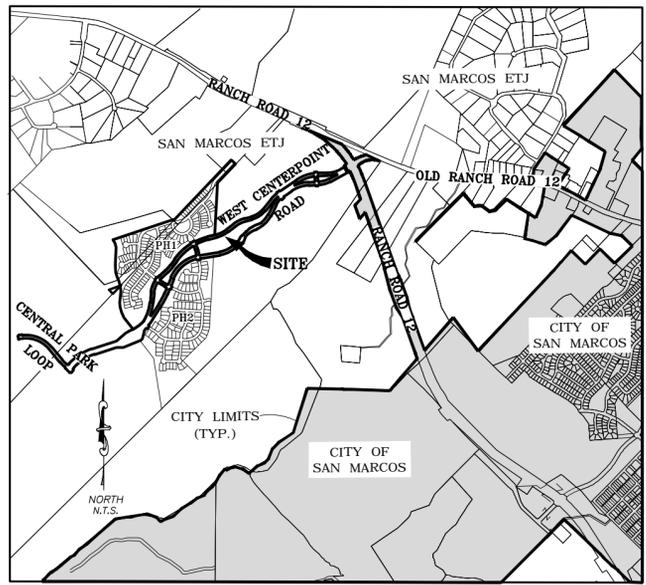
BY: _____
TIMOTHY M. HOLLAND
REGISTERED PROFESSIONAL ENGINEER
NO. 94848 - STATE OF TEXAS
TBPE FIRM NO. F-14309
BOWMAN CONSULTING GROUP, LTD.
1120 S. CAPITAL OF TEXAS HWY,
BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
512-327-1180

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.

FOR REVIEW ONLY

BY: _____
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
1120 S. CAPITAL OF TEXAS HWY,
BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
512-327-1180



LOCATION MAP
NOT TO SCALE

PROJECT ADDRESS:

THIS PROJECT IS LOCATED ON WONDER WORLD DRIVE, RANCH ROAD 12, HAYS COUNTY, TEXAS.

NOTES:

- THIS PROJECT IS IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS
- BUFFER ZONES PER THE APPROVED WATER PROTECTION PLAN PHASE 1 ON NOVEMBER 20, 2014.
- THE PEDESTRIAN TRAIL THAT MEANDERS THROUGH THE CENTERPOINT ROAD RIGHT-OF-WAY WILL BE A MINIMUM OF 8' WIDE. H.O.A. SHALL MAINTAIN PEDESTRIAN TRAIL.
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "LAZY OAKS RANCH, LP" OR ITS SUCCESSORS OR ASSIGNS.
- 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.
- 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).
- 6' PUBLIC SIDEWALK OR 8' PEDESTRIAN TRAIL IS REQUIRED ALONG WEST CENTERPOINT ROAD.
- THE LA CIMA H.O.A. OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE LOTS SHOWN HEREON AND ANY DETENTION OR WATER QUALITY STRUCTURES FOUND WITHIN THEM.
- THE SUBJECT TRACT SHOWN HEREON IS IN THE SAN MARCOS CISD AND IN ESD 3.
- DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
- SECOND MEANS OF FIRE ACCESS SHALL BE PROVIDED BY THE SAN MARCOS ACADEMY ENTRANCE.

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.

TOM POPE, R.S., C.F.M.,
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

JAMES C. GARZA
DIRECTOR,
HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES

STATE OF TEXAS §
COUNTY OF HAYS §

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT AND COMMUNITY 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.

JAMES C. GARZA
DIRECTOR,
HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES

AREA TABLES PHASE 1, WEST CENTERPOINT ROAD:

- TOTAL ACREAGE: 43.152 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 27,640 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 8,804 LINEAR FEET.

TOTAL NUMBER OF LOTS: 5
SINGLE FAMILY: 0
OPEN SPACE: 5
PRIVATE STREET: 0

LOT SIZE SUMMARY	
TOTAL NUMBER OF LOTS	5
AVERAGE SIZE OF LOTS	3.102 AC.
10.0 AC. OR GREATER	0
GREATER THAN 5.0 AC. LESS THAN 10.0 AC.	1 (LOT 3, BLOCK Z)
GREATER THAN 2.0 AC. LESS THAN 5.0 AC.	2 (LOTS 4 & 5, BLOCK Z)
GREATER THAN 1.0 AC. LESS THAN 2.0 AC.	0
LESS THAN 1.0 AC.	2 (LOTS 1 & 2, BLOCK Z)

STREET SUMMARY			
STREET NAME	STREET LENGTH	PAVE. WIDTH	ROW WIDTH
WEST CENTERPOINT ROAD	7577 L.F.	24' F-F	VARIES
CENTRAL PARK LOOP	1285 L.F.	36' F-F	70'
ACADEMY OAKS DRIVE	378 L.F.	30' F-F	60'
COPPER SAGE DRIVE	399 L.F.	30' F-F	60'

LOT SUMMARY	
RIGHT-OF-WAY	27.640 ACRES
S.F. LOTS (0)	0.000 ACRES
OPEN SPACE LOTS (5)	15.512 ACRES
TOTAL	43.152 ACRES

TABLE OF LAND USE	
BLOCK Z, LOT 1, LOT 2, LOT 3, LOT 4, LOT 5	OPEN SPACE

UTILITY NOTE:

WATER/WASTE WATER: CITY OF SAN MARCOS
630 EAST HOPKINS STREET
SAN MARCOS, TEXAS 78666

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

AQUIFER NOTE:

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

FLOOD NOTE:

A PORTION OF THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD 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(S). 48209C0369F, 48209C0457F, & 48209C0388F, ALL DATED SEPTEMBER 02, 2005, HAYS COUNTY, TX.

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

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Final Plat\005956-La Cima Phase 1, West Centerpoint R.O.W. Final Plat.dwg			
DATE: 08-29-16	DRAWN BY: KLC	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005956	DRAWING #: FINAL PLAT	PLAN #: 1172 REF. 2345	
NO.	REVISION	BY	DATE

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,
WEST CENTERPOINT ROAD
HAYS COUNTY, TEXAS

LA CIMA PHASE I, WEST CENTERPOINT ROAD FINAL PLAT

FOR REVIEW ONLY

R.M. HIGHWAY NO. 12
(R.O.W. VARIES)

WONDER WORLD DRIVE
VOL. 3100, PG. 712
(R.O.W. WIDTH VARIES)

OLD RANCH ROAD 12
(R.O.W. WIDTH VARIES)

WONDER WORLD DRIVE
VOL. 3197, PG. 401
(R.O.W. WIDTH VARIES)

R=1822.36
952.77'
N 47°18'28" W
941.96'

LAZY OAKS RANCH, LP
CALLED 649.592 ACRES
VOL. 4877, PG. 632
MARCH 19, 2014
D.R.H.C.TX.

ALUMINUM DISK IN CONCRETE -
CITY OF SAN MARCOS GPS
BEARS: S 79°46'18" E,
6.349.69'

MARLA D. SAMS &
MARVIN C. WILLS, JR., CO-TRUSTEES
OF THE MARVIN C. WILLS FAMILY TRUST
TRACT 1: 114 ACRES
(REMAINDER OF)
VOL. 3394, PG. 424
O.P.R.H.C.TX.

FOR DESCRIPTION SEE
TRACT "C", 114.00 ACRES
VOL. 1658, PG. 162
OFFICIAL PUBLIC RECORDS
OF HAYS COUNTY, TX

LYDIA GLASGOW SURVEY NO. 14,
ABSTRACT NO. 188

LAZY OAKS RANCH, LP
CALLED 649.592 ACRES
VOL. 4877, PG. 632
MARCH 19, 2014
D.R.H.C.TX.

JOHN WILLIAMS SURVEY,
ABSTRACT NO. 490

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
- TXDOT TYPE II MONUMENT FOUND
- ⊗ 1/2" IRON ROD WITH A 1-1/2" ALUMINUM CAP STAMPED "TEXAS DEPT OF TRAN" FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- ▲ 60d NAIL FOUND (UNLESS NOTED)
- △ 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
- PLAT BOUNDARY LINE

NOTE: SEE SHEET 5 OF 6 FOR SURVEY NOTES, AND SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES.

FINAL PLAT LA CIMA PHASE I, WEST CENTERPOINT ROAD HAYS COUNTY, TEXAS

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\
Final Plat\005956_La Cima Phase 1, West Centerpoint R.O.W. Final Plat.dwg

DATE: 08-29-16	DRAWN BY: KLC	CREW: CAF, MK
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:
JOB #: 005956	DRAWING #: FINAL PLAT	PLAN #: 1172 REF. 2345

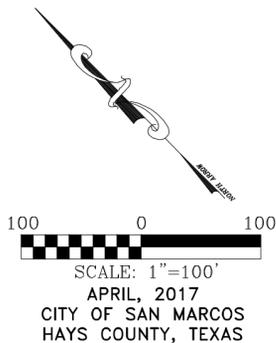
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SHEET 2 OF 6
PLAN #: 1172



JOHN MAXIMILIAN, JR.
SURVEY NO. 15,
ABSTRACT NO. 299

APPROXIMATE LOCATION
OF SURVEY LINE

APPROXIMATE LOCATION
OF SURVEY LINE

DRAINAGE EASEMENT
DOC. NO. O.P.R.H.C.TX.

SHEET 2 OF 6
SHEET 3 OF 6

SHEET 2 OF 6
SHEET 3 OF 6

LA CIMA PHASE I, WEST CENTERPOINT ROAD FINAL PLAT

FOR REVIEW ONLY

SHEET 2 OF 6
SHEET 3 OF 6

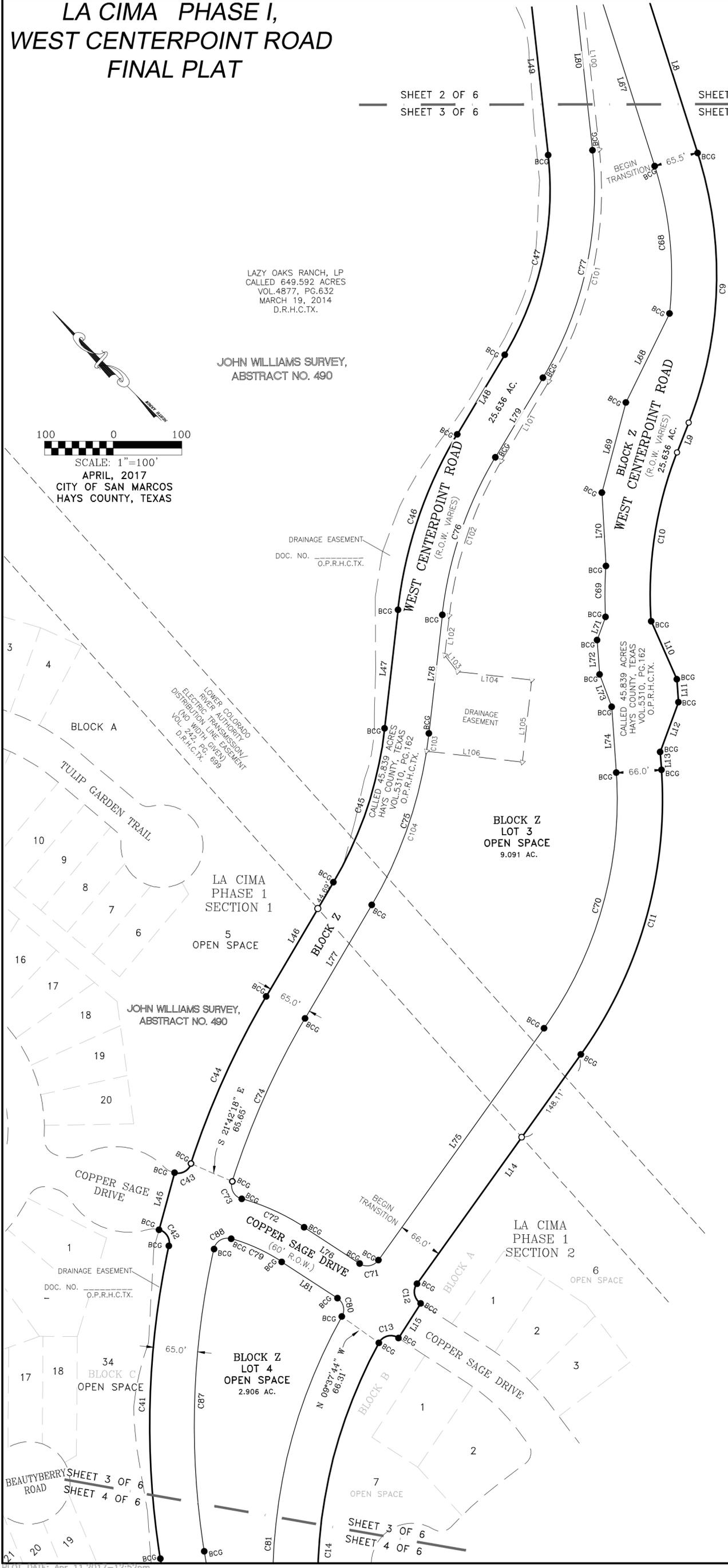
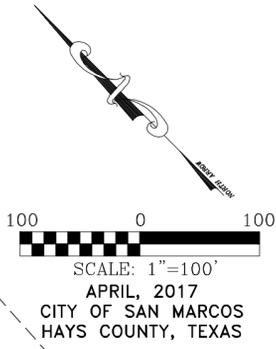
SHEET 2 OF 6
SHEET 3 OF 6

LAZY OAKS RANCH, LP
CALLED 649.592 ACRES
VOL.4877, PG.632
MARCH 19, 2014
D.R.H.C.TX.

LAZY OAKS RANCH, LP
CALLED 649.592 ACRES
VOL.4877, PG.632
MARCH 19, 2014
D.R.H.C.TX.

JOHN WILLIAMS SURVEY,
ABSTRACT NO. 490

JOHN WILLIAMS SURVEY,
ABSTRACT NO. 490



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
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- P.U.E. PUBLIC UTILITY EASEMENT
- — — PLAT BOUNDARY LINE

NOTE: SEE SHEET 5 OF 6 FOR SURVEY NOTES, AND SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES.

FINAL PLAT LA CIMA PHASE 1, WEST CENTERPOINT ROAD HAYS COUNTY, TEXAS

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SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:
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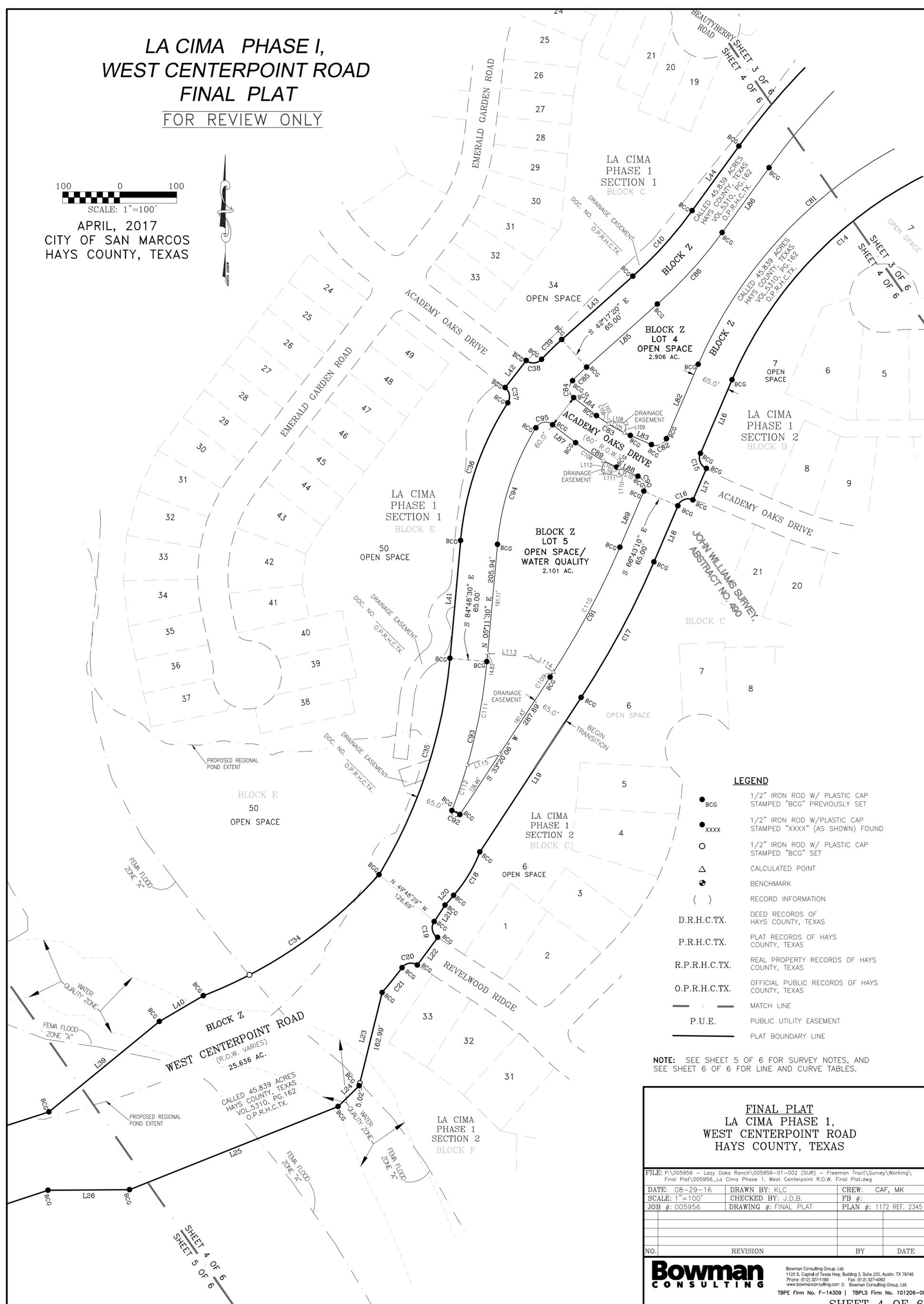
SHEET 3 OF 6
PLAN #: 1172

LA CIMA PHASE I, WEST CENTERPOINT ROAD FINAL PLAT

FOR REVIEW ONLY



APRIL, 2017
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS



LEGEND

- BCG 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
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FINAL PLAT
LA CIMA PHASE 1,
WEST CENTERPOINT ROAD
HAYS COUNTY, TEXAS

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SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:
JOB #: 005956	DRAWING #: FINAL PLAT	PLAN #: 1172 REF. 2345

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LA CIMA PHASE I, WEST CENTERPOINT ROAD FINAL PLAT

FOR REVIEW ONLY



APRIL, 2017
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS

NOTES:

1. BEARING BASIS IS 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 0.999875.
5. LIDAR CONTOUR DATA SHOWN HEREON IS FROM CAPITAL AREA COUNCIL OF GOVERNMENTS OF CENTRAL TEXAS.

UTILITY NOTE:

WATER/WASTE WATER:
CITY OF SAN MARCOS
630 EAST HOPKINS STREET
SAN MARCOS, TEXAS 78666

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

BENCHMARK LIST: NAVD 88-OPUS

- BM 5956-18:
1/2" IRSC "BCG"
ELEVATION = 760.29 FEET.
- BM 5956-49:
1/2" IRSC "BCG"
ELEVATION = 781.78 FEET.
- BM 5956-16:
1/2" IRSC "BCG"
ELEVATION = 820.12 FEET.

LAZY OAKS RANCH, LP
TRACT ONE: 1388.17 ACRES
VOL. 3772, PG. 231
O.P.R.H.C.TX.

LAZY OAKS RANCH, LP
CALLED 649.592 ACRES
VOL.4877, PG.632
MARCH 19, 2014
D.R.H.C.TX.

CALLLED 45,839 ACRES
HAYS COUNTY, TEXAS
VOL.5310, PG.162
O.P.R.H.C.TX.

CALLLED 45,839 ACRES
HAYS COUNTY, TEXAS
VOL.5310, PG.162
O.P.R.H.C.TX.

LAZY OAKS RANCH, LP
TRACT ONE: 1388.17 ACRES
VOL. 3772, PG. 231
O.P.R.H.C.TX.

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MARCH 19, 2014
D.R.H.C.TX.

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
- ✦ 6" CEDAR FENCE POST FOUND (UNLESS NOTED)
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- △ CALCULATED POINT
- ⊙ BENCHMARK
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- 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
- — — PLAT BOUNDARY LINE

NOTE: SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES.

FINAL PLAT
LA CIMA PHASE 1,
WEST CENTERPOINT ROAD
HAYS COUNTY, TEXAS

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Final Plat\005956-La Cima Phase 1, West Centerpoint R.O.W. Final Plat.dwg		
DATE: 08-29-16	DRAWN BY: KLC	CREW: CAF, MK
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:
JOB #: 005956	DRAWING #: FINAL PLAT	PLAN #: 1172 REF. 2345

NO.	REVISION	BY	DATE



Bowman Consulting Group, Ltd.
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SHEET 5 OF 6
PLAN #: 1172

FOR REVIEW ONLY

LA CIMA PHASE I, WEST CENTERPOINT ROAD FINAL PLAT

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1754.86'	121.06'	S 29°32'06" E	121.04'
C2	535.00'	245.36'	S 74°31'16" W	243.22'
C3	20.00'	32.23'	S 41°29'52" W	28.85'
C4	20.00'	30.60'	N 48°30'55" W	27.70'
C5	665.00'	379.17'	S 71°19'32" W	374.05'
C6	20.00'	31.29'	S 10°10'19" W	28.19'
C7	20.00'	35.33'	N 85°15'25" W	30.91'
C8	465.00'	136.70'	S 35°42'42" W	136.21'
C9	585.00'	399.96'	S 46°52'34" W	392.21'
C10	565.00'	250.53'	S 53°45'34" W	248.48'
C11	635.00'	438.81'	S 60°50'32" W	430.13'
C12	20.00'	32.32'	S 34°20'37" W	28.92'
C13	20.00'	32.85'	N 59°00'02" W	29.28'
C14	715.00'	632.32'	S 48°36'56" W	611.91'
C15	20.00'	31.42'	S 21°43'10" E	28.28'
C16	20.00'	31.42'	S 68°16'50" W	28.28'
C17	1535.00'	269.37'	S 28°18'28" W	269.02'
C18	250.00'	89.33'	S 31°15'40" W	88.86'
C19	20.00'	31.61'	S 11°56'15" E	28.42'
C20	20.00'	29.76'	S 80°10'00" W	27.09'
C21	1015.00'	55.59'	S 39°06'44" W	55.58'
C22	965.00'	518.51'	S 56°36'00" W	512.30'
C23	20.00'	31.42'	S 03°47'35" E	28.28'
C24	20.00'	31.42'	S 86°12'25" W	28.28'
C25	20.00'	29.58'	N 06°24'37" W	26.96'
C26	885.00'	134.11'	N 44°27'06" W	133.98'
C27	615.00'	693.89'	N 72°25'59" W	657.67'
C28	20.00'	30.03'	N 32°13'26" E	27.29'
C29	20.00'	29.67'	S 53°18'05" E	27.03'
C30	685.00'	665.88'	S 67°57'31" E	639.97'
C31	815.00'	123.50'	S 44°27'06" E	123.39'
C32	20.00'	30.94'	N 87°04'22" E	27.95'
C33	1065.00'	572.24'	N 56°36'00" E	565.38'
C34	802.36'	377.43'	N 55°31'20" E	373.96'
C35	885.00'	401.54'	N 18°11'23" E	398.10'
C36	534.00'	256.79'	N 18°58'03" E	254.32'
C37	20.00'	29.62'	N 09°40'41" W	26.98'
C38	20.00'	29.60'	N 85°30'00" E	26.97'
C39	534.00'	49.49'	N 45°45'17" E	49.47'
C40	715.00'	155.27'	N 42°11'18" E	154.96'
C41	1235.00'	457.27'	N 46°34'27" E	454.66'
C42	20.00'	30.54'	N 13°25'57" E	27.66'
C43	20.00'	30.22'	S 73°35'50" E	27.42'
C44	1235.00'	267.25'	N 69°19'17" E	266.73'
C45	565.00'	237.35'	N 63°29'10" E	235.61'
C46	635.00'	271.46'	N 63°41'54" E	269.40'
C47	465.00'	302.37'	N 57°19'01" E	297.07'
C48	635.00'	156.25'	N 45°44'17" E	155.86'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C49	20.00'	30.52'	N 09°04'12" E	27.64'
C50	20.00'	31.42'	S 79°38'50" E	28.28'
C51	835.00'	389.76'	N 68°43'30" E	386.23'
C52	20.00'	30.29'	N 38°42'12" E	27.48'
C53	20.00'	30.43'	S 48°16'47" E	27.58'
C54	835.00'	9.64'	N 88°27'43" E	9.64'
C55	565.00'	270.29'	N 75°05'16" E	267.72'
C56	5.00'	14.82'	S 23°31'35" E	9.96'
C57	470.00'	215.55'	S 74°31'16" W	213.67'
C58	20.00'	30.60'	N 48°30'55" W	27.70'
C59	20.00'	32.63'	N 42°03'04" E	29.13'
C60	630.00'	189.44'	N 80°10'43" E	188.72'
C61	20.00'	32.24'	S 41°29'05" W	28.86'
C62	730.00'	293.77'	S 76°07'53" W	291.79'
C63	8.00'	23.84'	N 30°01'20" W	15.95'
C64	770.00'	348.22'	N 68°18'31" E	345.26'
C65	20.00'	32.83'	S 51°42'47" E	29.26'
C66	8.00'	24.24'	S 42°42'28" E	15.98'
C67	530.00'	155.57'	S 35°41'56" W	155.01'
C68	520.00'	216.80'	S 39°14'02" W	215.23'
C69	630.00'	74.27'	S 45°24'35" W	74.22'
C70	570.00'	393.89'	S 60°50'32" W	386.10'
C71	20.00'	30.51'	N 55°39'23" W	27.64'
C72	330.00'	100.26'	N 20°39'19" W	99.87'
C73	20.00'	32.14'	N 16°40'59" E	28.79'
C74	1165.00'	260.18'	N 69°07'22" E	259.64'
C75	630.00'	264.66'	N 63°29'10" E	262.72'
C76	570.00'	243.68'	N 63°41'54" E	241.82'
C77	530.00'	344.63'	N 57°19'01" E	338.59'
C78	570.00'	117.27'	N 44°34'57" E	117.06'
C79	270.00'	81.24'	S 20°34'17" E	80.93'
C80	20.00'	30.16'	S 31°14'39" W	27.38'
C81	780.00'	696.46'	S 48°51'37" W	673.56'
C82	20.00'	31.42'	S 68°16'50" W	28.28'
C83	270.00'	68.89'	N 59°24'35" W	68.71'
C84	20.00'	33.63'	N 03°55'49" W	29.80'
C85	471.00'	34.28'	N 46°19'27" E	34.28'
C86	780.00'	169.38'	N 42°11'18" E	169.05'
C87	1165.00'	442.29'	N 46°50'35" E	439.63'
C88	20.00'	32.49'	S 75°44'09" E	29.04'
C89	330.00'	84.20'	S 59°24'35" E	83.98'
C90	20.00'	31.42'	S 21°43'10" E	28.28'
C91	1470.00'	257.96'	S 28°18'28" W	257.63'
C92	8.00'	23.46'	N 62°39'03" W	15.91'
C93	950.00'	268.13'	N 13°16'38" E	267.25'
C94	471.00'	216.34'	N 18°21'00" E	214.44'
C95	20.00'	33.65'	N 79°42'16" E	29.82'
C96	470.00'	22.12'	S 86°18'42" W	22.12'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C97	470.00'	193.43'	S 73°10'23" W	192.07'
C98	8.00'	9.60'	S 09°43'43" W	9.03'
C99	8.00'	14.64'	S 77°05'14" E	12.68'
C100	560.00'	122.95'	S 44°58'41" W	122.70'
C101	540.00'	351.13'	S 57°19'01" W	344.98'
C102	560.00'	239.40'	S 63°41'54" W	237.58'
C103	630.00'	26.04'	S 52°38'07" W	26.03'
C104	630.00'	238.62'	S 64°40'12" W	237.20'
C105	270.00'	32.05'	S 61°02'26" E	32.03'
C106	270.00'	26.11'	S 54°52'12" E	26.10'
C107	330.00'	26.15'	S 64°26'59" E	26.14'
C108	330.00'	58.06'	S 57°08'24" E	57.98'
C109	1470.00'	10.57'	N 33°07'45" E	10.57'
C110	1470.00'	247.39'	N 28°06'07" E	247.10'
C111	950.00'	184.36'	N 10°45'03" E	184.07'
C112	950.00'	83.78'	N 18°50'12" E	83.75'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 77°54'50" E	15.72'
L2	-----	---
L3	S 87°39'35" W	3.21'
L4	S 89°31'27" W	50.14'
L5	S 87°39'35" W	120.49'
L6	S 54°59'28" W	190.21'
L7	S 47°11'53" W	60.61'
L8	S 27°17'24" W	262.04'
L9	S 66°27'44" W	46.30'
L10	S 20°59'57" W	92.20'
L11	S 41°02'43" W	33.26'
L12	S 65°11'33" W	77.25'
L13	S 41°02'43" W	25.98'
L14	S 80°38'20" W	410.25'
L15	S 77°50'53" W	60.00'
L16	S 23°16'50" W	140.14'
L17	S 23°16'50" W	60.00'
L18	S 23°16'50" W	106.62'
L19	S 33°20'06" W	323.11'
L20	S 41°29'53" W	22.65'
L21	S 33°20'06" W	34.25'
L22	S 36°21'31" W	60.12'
L23	S 13°47'53" W	168.02'
L24	S 45°46'19" W	51.78'
L25	S 68°19'52" W	393.55'
L26	S 89°29'36" W	142.89'
L27	S 71°59'35" W	475.56'
L28	S 41°12'25" W	15.95'
L29	S 41°12'25" W	70.00'
L30	N 47°34'35" W	132.02'
L31	N 50°51'40" W	27.03'

LINE TABLE		
LINE #	BEARING	DISTANCE
L32	N 40°06'37" W	339.11'
L33	N 14°45'22" W	70.00'
L34	N 80°00'46" E	70.01'
L35	S 40°06'37" E	339.11'
L36	S 51°05'00" E	24.52'
L37	N 41°12'25" E	16.43'
L38	N 71°59'35" E	536.37'
L39	N 50°47'23" E	249.81'
L40	N 59°51'13" E	89.09'
L41	N 05°11'30" E	206.73'
L42	N 37°56'10" E	60.00'
L43	N 48°24'34" E	166.65'
L44	N 35°58'02" E	139.38'
L45	N 60°14'01" E	86.00'
L46	N 75°31'15" E	192.88'
L47	N 51°27'05" E	173.40'
L48	N 75°56'43" E	134.71'
L49	N 38°41'19" E	263.84'
L50	N 54°43'33" E	60.00'
L51	N 55°21'10" E	399.97'
L52	N 84°57'29" E	50.00'
L53	N 88°47'34" E	195.85'
L54	N 61°22'58" E	68.41'
L55	S 28°37'02" E	10.00'
L56	N 61°22'58" E	10.00'
L57	N 28°37'02" W	10.00'
L58	N 61°22'58" E	51.81'
L59	S 37°24'23" W	11.09'
L60	S 61°22'58" W	191.21'
L61	S 87°39'35" W	2.52'
L62	N 04°41'26" W	81.85'

LINE TABLE		
LINE #	BEARING	DISTANCE
L63	N 88°47'34" E	194.32'
L64	S 04°41'26" E	77.36'
L65	S 87°39'35" W	112.10'
L66	N 55°21'10" E	87.85'
L67	S 27°17'24" W	261.19'
L68	S 71°09'33" W	143.99'
L69	S 59°56'42" W	135.73'
L70	S 41°47'56" W	106.69'
L71	S 65°06'35" W	35.94'
L72	S 41°02'43" W	50.13'
L73	S 24°12'20" W	50.26'
L74	S 41°02'43" W	95.90'
L75	S 80°38'20" W	414.68'
L76	N 11°57'07" W	96.89'
L77	N 75°31'15" E	191.77'
L78	N 51°27'05" E	173.40'
L79	N 75°56'43" E	134.71'
L80	N 38°41'19" E	263.84'
L81	S 11°57'07" E	97.04'
L82	S 23°16'50" W	141.33'
L83	N 66°43'10" W	40.29'
L84	N 52°05'59" W	50.77'
L85	N 48°24'34" E	165.86'
L86	N 35°58'02" E	139.80'
L87	S 52°05'59" E	50.72'
L88	S 66°43'10" E	40.29'
L89	S 23°16'50" W	106.62'
L90	-----	---
L91	-----	---
L92	S 40°25'32" W	89.17'
L93	N 81°50'19" W	69.22'

LINE TABLE		
LINE #	BEARING	DISTANCE
L94	S 72°54'05" W	111.98'
L95	N 17°05'55" W	35.00'
L96	N 72°54'05" E	119.82'
L97	S 81°50'19" E	36.82'
L98	N 43°07'00" E	68.59'
L99	N 04°41'26" W	5.75'
L100	S 38°41'19" W	263.84'
L101	S 75°56'43" W	134.71'
L102	S 51°27'05" W	57.68'
L103	S 06°56'34" W	30.49'
L104	S 38°32'55" E	108.62'
L105	S 51°27'05" W	120.00'
L106	N 38°32'55" W	140.54'
L107	N 08°28'06" E	6.01'
L108	S 80°34'50" E	30.00'
L109	S 08°28'06" W	16.72'
L110	S 08°28'06" W	13.00'
L111	N 82°28'57" W	30.00'
L112	N 08°28'06" E	22.50'
L113	S 84°48'30" E	75.61'
L114	S 57°04'37" E	47.77'
L115	S 71°22'12" W	59.72'

NOTE: SEE SHEET 5 OF 6 FOR SURVEY NOTES.

FINAL PLAT
LA CIMA PHASE 1,
WEST CENTERPOINT ROAD
HAYS COUNTY, TEXAS

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\
Final Plat\005956_La Cima Phase 1, West Centerpoint R.O.W. Final Plat.dwg

DATE: 08-29-16	DRAWN BY: KLC	CREW: CAF, MK
SCALE: 1"=100'	CHECKED BY: J.D.B.	PB #:
JOB #: 005956	DRAWING #: FINAL PLAT	PLAN #: 1172 REF. 2345

NO.	REVISION	BY</
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