

UNRECORDED RIGHT OF WAY AND EASEMENT AGREEMENT TO PERMIAN HIGHWAY PIPELINE, LLC, A DELAWARE LIMITED LIABILITY COMPANY; CASE NO. 19-1030-C FILED WITH HAYS COUNTY COURT OF LAW #1

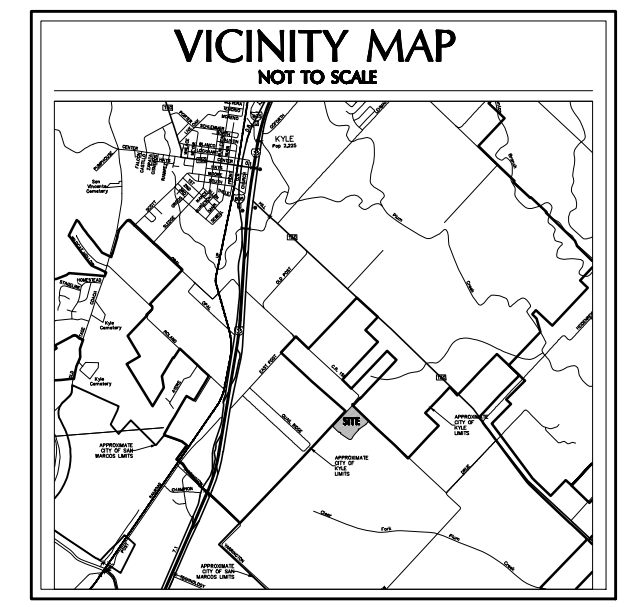
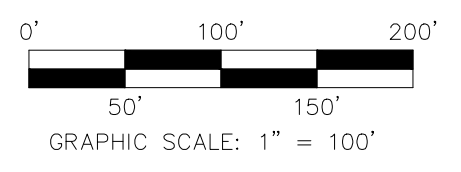
CALLLED 125.14 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION DOC. NO. 16042270 O.P.R.H.C.T.

REFERENCE TIE TO HAYS COUNTY MONUMENT #120 GRID N=13,895,235.43 GRID E=2,335,976.71

WOODLANDS PARK 3 DOC. NO. 17014029 P.R.H.C.T.

LEGEND	
	PROPERTY LINE/SUBJECT EASEMENT
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	ADJOINER PROPERTY LINE
	BUILDING SETBACK LINE
	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "DOUCET"
	DRAINAGE EASEMENT
	OPEN SPACE
	PUBLIC UTILITY EASEMENT
	BUILDING SETBACK LINE
	WASTEWATER LINE EASEMENT
	VOLUME
	PAGE
	DOCUMENT NUMBER
	RIGHT-OF-WAY
	PLAT RECORDS, HAYS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	ACRES
	R.O.W. TO BE DEDICATED

**SURVEYORS NOTES:**  
 COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010.  
 DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, DIVIDE BY THE FOLLOWING COMBINED SCALE FACTOR-1.00009768.  
 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.



**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

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

**DOUCET**  
 Civil Engineering // Entitlements // Geospatial  
 7401 B. Highway 71 W, Ste. 160  
 Austin, TX 78735, Tel: (512)-583-2600  
 www.doucetengineers.com  
 TBPELS Firm Number: 3937  
 TBPELS Firm Number: 10194551

Date:	9-11-2023
Scale:	1"=100'
Drawn by:	SWP
Reviewer:	JB
Project:	913-004
Sheet:	1 of 2
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 30.56 ACRES OF LAND IN THE WILLIAM HEMPHILL SURVEY NUMBER 4, ABSTRACT NUMBER 221, HAYS COUNTY, TEXAS, AND BEING 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 30.56 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

WATERSTONE UNIT C

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

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. DATE 09/11/2023  
TEXAS REGISTRATION NO. 90095  
DOUCET & ASSOCIATES, INC.  
7401B HIGHWAY 71 WEST, SUITE 160  
AUSTIN, TEXAS 78735

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 DATE 09/11/2023  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5749  
DOUCET & ASSOCIATES, INC.  
JBARNARD@DOUCETENGINEERS.COM

WATER & WASTEWATER UTILITY APPROVAL:

WATER

CITY OF KYLE: LEON BARBA, CITY ENGINEER DATE

WASTEWATER

CITY OF KYLE: LEON BARBA, CITY ENGINEER DATE

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

Table with 6 columns: STREET NAME, R.O.W. WIDTH, PAVEMENT WIDTH, LINEAR FEET, CITY OF SAN MARCOS ROADWAY CLASSIFICATION, HAYS COUNTY ROADWAY CLASSIFICATION. Rows include SORMONNE LOOP, SAMBRE STREET, JURA PASS, MEUSE LANE, ALLEY-8, ALLEY-9, ALLEY-10, and a TOTAL row.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1 through L14.

Table with 2 columns: LOT SUMMARY, VALUE. Rows include TOTAL NUMBER OF BLOCKS, TOTAL NUMBER OF LOTS, RESIDENTIAL LOTS, DRAINAGE EASEMENT LOTS, LANDSCAPE LOTS, COMMERCIAL LOTS, OPEN SPACE LOTS, TOTAL OVERALL ACREAGE, and PARKLAND DEVELOPMENT FEE.

PARKLAND DEVELOPMENT NOTE:  
THE PARKLAND DEVELOPMENT FEE FOR THIS PLAT HAS BEEN COVERED BY THE PARKLAND IMPROVEMENTS PROVIDED IN CITY OF SAN MARCOS PERMIT NUMBER 2022-44577, AND SUBDIVISION IMPROVEMENT AGREEMENT #PC-23-14, RECORDED IN DOCUMENT NUMBER 23033024 AT THE HAYS COUNTY CLERK.

Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Rows C1 through C39.

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.

PRELIMINARY

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

PRELIMINARY

ERIC VAN GAASBEEK, 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 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

AREA TABLE:

- 1. TOTAL LOT ACREAGE: 23.88 ACRES. THIS PROJECT CONTAINS 147 LOTS, AVERAGING 0.1674 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; 145 LOTS < 1 AC.
- 2. THE TOTAL AREA OF STREET IN THIS SUBDIVISION IS 6.68 ACRES.
- 3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 6,399 LINEAR FEET.

TOTAL ACREAGE: 30.56 ACRES.

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. THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT OT THE APPROVED WATERSTONE REGULATING PLAN (CITY OF SAN MARCOS REFERENCE NUMBER RP-19-01), DOCUMENT ID 22030049 O.P.R.H.C.T. RECORDED 06/14/2023.
- 4. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY OF SAN MARCOS SPECIFICATIONS.
- 5. AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "DRP TX 3, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- 6. OPEN SPACE LOTS 900-904 ARE HEREBY DEDICATED BY THIS PLAT AS PUBLIC ACCESS EASEMENTS AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 7. DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
- 8. PROPOSED ROADWAYS ARE TO BE PUBLIC
- 9. THIS PLAT LIES ENTIRELY OUTSIDE THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONES.
- 10. 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.
- 11. THIS PROJECT IS LOCATED WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, EMERGENCY SERVICE DISTRICTS #5 AND #9, AND PLUM CREEK GROUNDWATER CONSERVATION DISTRICT.
- 12. ALL LOTS FRONTING ROADWAYS SHALL HAVE A 25-FOOT BUILDING SETBACK LINE PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705 § 8.01 (F).
- 13. 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, RETAINED, AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
- 14. ALL ROADWAYS SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
- 15. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- 16. SIDEWALKS ARE REQUIRED ALONG ALL STREETS PER THE APPROVED WATERSTONE REGULATING PLAN.
- 17. PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725.3.02, 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.
- 18. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF KYLE.
- 19. ELECTRIC SERVICE TO BE PROVIDED BY PEDERNALES ELECTRIC CO-OP.
- 20. GAS SERVICE TO BE PROVIDED BY CENTERPOINT ENERGY.
- 21. 15' WATER EASEMENT CONVEYED TO COUNTY LINE WATER SUPPLY CORPERATION IN VOLUME 401, PAGE 159, AND VOLUME 563, PAGE 282, O.P.R.H.C.T.; VACATED IN DOCUMENT NO. 23004484 OF O.P.R.H.C.T.
- 22. 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 #120  
GRID N=13,895,235.43'  
GRID E=2,335,976.71'  
ELEV.=675.459'

FINAL PLAT  
WATERSTONE  
UNIT C  
HAYS COUNTY, TEXAS

DOUCET logo and contact information: Civil Engineering // Entitlements // Geospatial, 7401 B. Highway 71 W, Ste. 160, Austin, TX 78735, Tel: (512)-583-2600, www.doucetengineers.com, TBPELS Firm Number: 3937, TBPELS Firm Number: 10194551. Includes a table with project details like Date, Scale, Drawn by, Reviewer, Project, Sheet, Field Book, Party Chief, Survey Date.