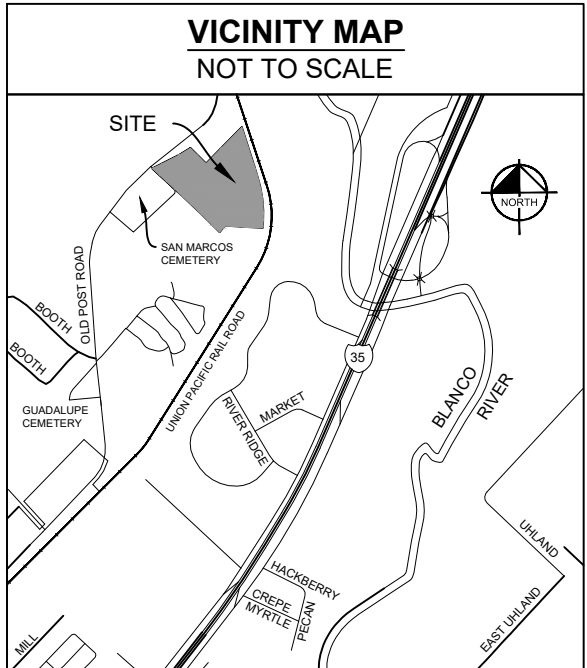


LOT DATA TABLE		
DESCRIPTION	ACREAGE	SQ. FT.
NUMBER OF LOTS: 40		
NUMBER OF BLOCKS: 3		
BLOCK A	1.70 ACRES	74,052 SQ.FT.
BLOCK B	26.65 ACRES	1,161,159 SQ. FT.
BLOCK C	0.16 ACRES	6,945 SQ. FT.
RIGHT-OF-WAY DEDICATION	2.46 ACRES	107,158 SQ.FT.

LINE TYPE LEGEND	
	BOUNDARY LINE
	LOT LINE
	ADJ. PROPERTY LINE
	CENTERLINE ROAD
	EASEMENT LINE
	APPROX. SURVEY LINE
	RAILROAD TRACKS

LEGEND	
OPRHCT	OFFICIAL PUBLIC RECORDS HAYS COUNTY
RPRHC	REAL PROPERTY RECORDS HAYS COUNTY
PRHC	PLAT RECORDS HAYS COUNTY
R.O.W.	RIGHT OF WAY
P.U.A.E.	PUBLIC UTILITY AND ACCESS EASEMENT
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
	BENCHMARKS
	CALCULATED POINT
	1/2" IRON ROD SET W/CAP "KHA"
	GEODETIC BREAK
	MONUMENT FOUND (AS NOTED)



SUBDIVISION INFORMATION	
OWNER:	CASATA SAN MARCOS, LLC. - 26.789 ACRES EVA POLLACK - 5.00 ACRES
ACREAGE:	30.97 ACRES
SURVEY:	T. J. CHAMBERS, ABSTRACT 2 J. M. VERAMENDI LEAGUE, ABSTRACT 17
SURVEYOR:	KIMLEY-HORN & ASSOCIATES, INC.
ENGINEER:	KIMLEY-HORN & ASSOCIATES, INC.
LINEAR FOOTAGE OF NEW STREETS:	1,968.78 FEET
NUMBER OF LOTS:	40
LAND USE:	MIXED-USE
DATE:	6/9/2023

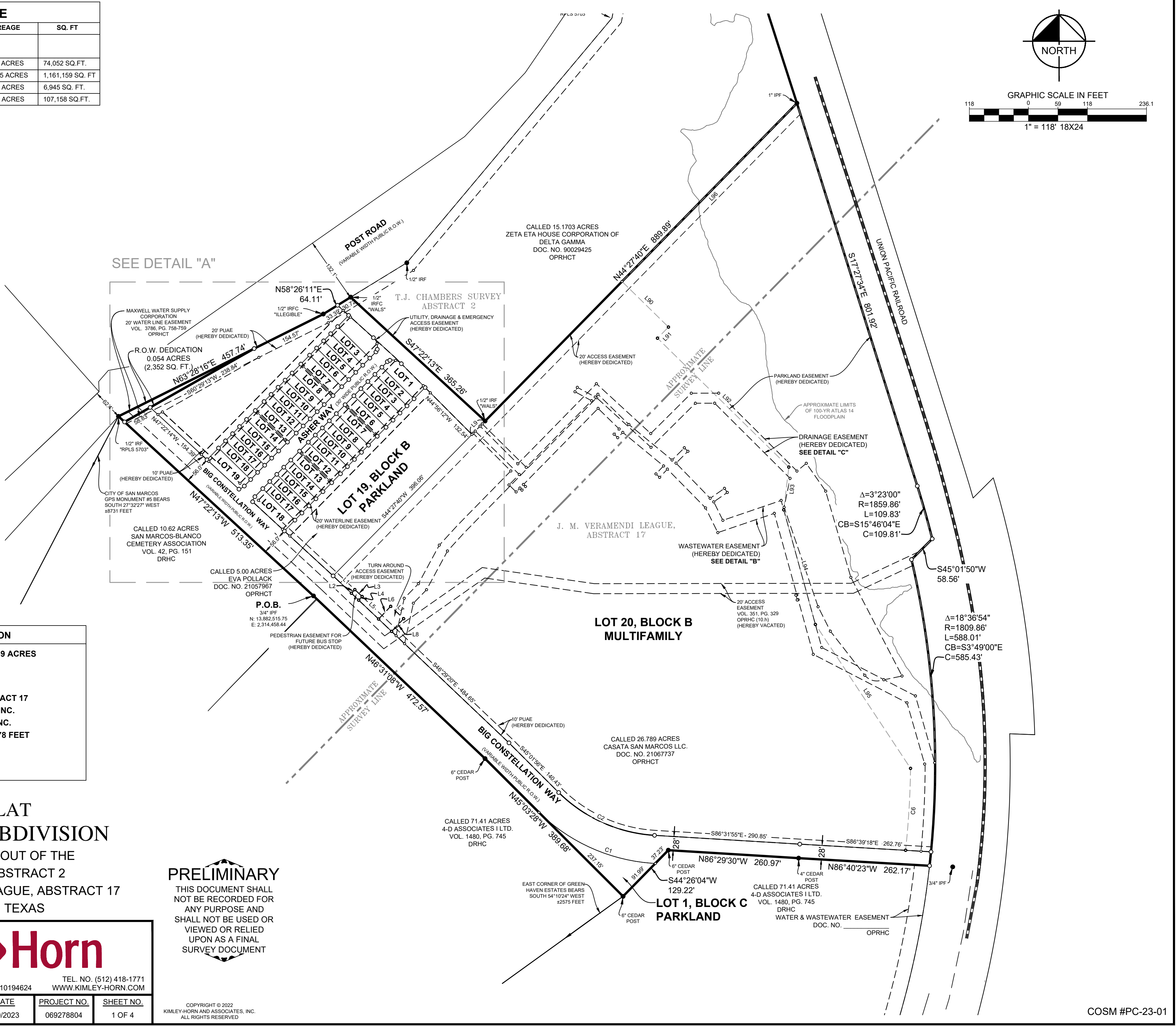
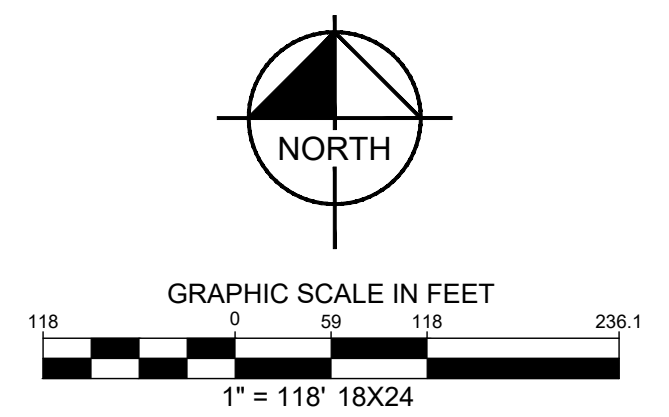
FINAL PLAT
POST ROAD SUBDIVISION
 BEING 30.97 ACRES OUT OF THE
 T. J. CHAMBERS, ABSTRACT 2
 & THE J. M. VERAMENDI LEAGUE, ABSTRACT 17
 HAYS COUNTY, TEXAS

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
 TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 118'	MJM	MMII	6/9/2023	069278804	1 OF 4

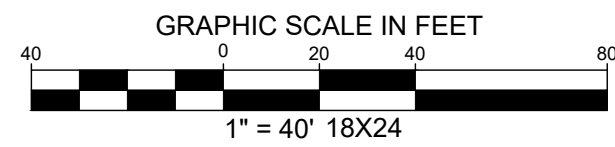
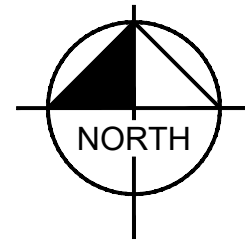
PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

COPYRIGHT © 2022
 KIMLEY-HORN AND ASSOCIATES, INC.
 ALL RIGHTS RESERVED



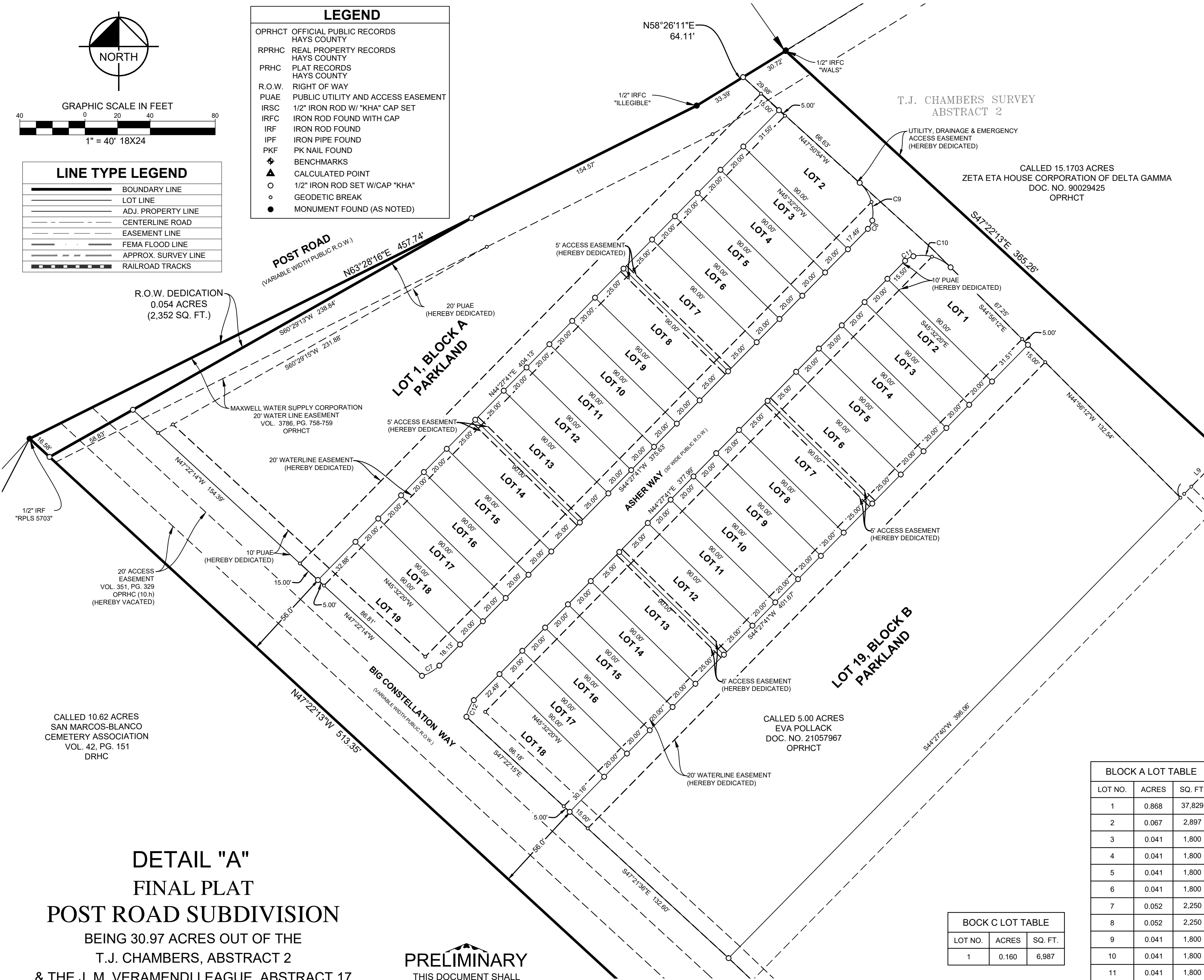
DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069278804 - POST RD SURVEY - CASATA - TINY HOMES\DWG\PLAT\TSV\069278804 - POST RD SURVEY - CASATA - TINY HOMES\DWG\PLAT\DWG PLOTTED BY: MCLAUGHLIN, MICHAEL 6/9/2023 10:04 AM LAST SAVED 5/16/2023 5:36 PM

COSM #PC-23-01



LINE TYPE LEGEND	
	BOUNDARY LINE
	LOT LINE
	ADJ. PROPERTY LINE
	CENTERLINE ROAD
	EASEMENT LINE
	FEMA FLOOD LINE
	APPROX. SURVEY LINE
	RAILROAD TRACKS

LEGEND	
OPRCHT	OFFICIAL PUBLIC RECORDS HAYS COUNTY
RPRHC	REAL PROPERTY RECORDS HAYS COUNTY
PRHC	PLAT RECORDS HAYS COUNTY
R.O.W.	RIGHT OF WAY
PUAE	PUBLIC UTILITY AND ACCESS EASEMENT
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
	BENCHMARKS
	CALCULATED POINT
	1/2" IRON ROD SET W/CAP "KHA"
	GEODETIC BREAK
	MONUMENT FOUND (AS NOTED)



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S46°29'20"E	50.37'	L49	S45°43'23"E	86.46'
L2	N43°30'40"E	10.00'	L50	S50°33'59"E	111.73'
L3	S46°29'20"E	20.00'	L51	N45°09'13"E	34.65'
L4	S43°30'40"W	10.00'	L52	S44°50'47"E	10.00'
L5	S46°29'20"E	54.92'	L53	S45°09'13"W	33.44'
L6	N43°30'40"E	35.00'	L54	S44°10'56"E	97.87'
L7	S46°29'20"E	35.84'	L55	N55°19'09"E	34.81'
L8	S43°30'40"W	35.00'	L56	S34°40'51"E	10.00'
L9	N44°27'40"E	37.66'	L57	S55°19'09"W	33.00'
L10	S45°02'21"E	106.58'	L58	S26°21'16"E	41.15'
L11	N44°27'40"E	224.37'	L59	N71°11'53"E	123.05'
L12	S47°27'41"E	147.32'	L60	S15°26'25"E	304.89'
L13	N45°11'42"E	114.37'	L61	S62°40'16"E	210.75'
L14	N89°52'51"E	54.78'	L62	S16°04'24"E	142.43'
L15	S45°07'09"E	220.72'	L63	N86°39'20"W	20.00'
L16	N50°17'39"E	24.21'	L64	N16°04'24"W	130.87'
L17	S34°54'19"E	67.76'	L65	N62°40'16"W	210.88'
L18	S16°15'54"E	179.46'	L66	N15°26'25"W	113.31'
L19	S27°26'26"E	222.20'	L67	S74°33'35"W	2.00'
L20	S78°14'20"W	46.06'	L68	N15°26'25"W	10.00'
L21	N37°58'55"W	111.66'	L69	N74°33'35"E	2.00'
L22	N26°42'33"W	54.72'	L70	N15°26'25"W	169.11'
L23	N18°52'49"W	210.08'	L71	S71°11'53"W	119.37'
L24	N11°38'14"E	59.13'	L72	N26°21'16"W	55.09'
L25	N45°07'09"W	212.82'	L73	N44°33'16"W	108.72'
L26	S89°52'51"W	38.39'	L74	S43°29'39"W	22.62'
L27	S45°11'42"W	125.11'	L75	N46°30'30"W	10.00'
L28	N47°36'24"W	147.09'	L76	N43°29'39"E	21.91'
L29	S44°27'40"W	376.11'	L77	N50°33'59"W	105.48'
L30	S42°30'41"W	51.39'	L78	S44°08'08"W	14.60'
L31	S28°25'33"W	87.93'	L79	N45°51'52"W	10.00'
L32	S44°13'30"W	37.74'	L80	N44°08'08"E	14.49'
L33	S12°19'09"W	82.83'	L81	N45°42'35"W	58.82'
L34	N46°29'20"W	23.38'	L82	S44°27'40"W	213.05'
L35	N12°19'09"E	76.44'	L83	S45°32'20"E	5.76'
L36	N44°13'30"E	40.68'	L84	S44°34'43"W	10.00'
L37	N28°25'33"E	87.62'	L85	N45°32'20"W	5.74'
L38	N42°30'41"E	54.21'	L86	S44°27'40"W	10.80'
L39	N44°27'40"E	151.74'	L87	N45°32'20"W	20.00'
L40	N45°02'21"W	106.58'	L88	N44°27'40"E	29.30'
L41	N44°27'40"E	20.00'	L89	N45°25'05"W	123.57'
L42	N44°27'38"E	20.00'	L90	S45°32'20"E	130.05'
L43	S45°25'05"E	123.57'	L91	S44°27'40"W	31.22'
L44	N44°27'40"E	186.43'	L92	S45°32'20"E	367.71'
L45	N61°35'45"W	37.81'	L93	S06°45'39"W	86.07'
L46	N28°24'15"E	10.00'	L94	S15°26'25"E	237.61'
L47	S61°35'45"E	40.68'	L95	S33°28'38"E	344.88'
L48	N44°27'40"E	7.64'	L96	S44°27'40"W	499.18'

BLOCK A LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.868	37,829
2	0.067	2,897
3	0.041	1,800
4	0.041	1,800
5	0.041	1,800
6	0.041	1,800
7	0.052	2,250
8	0.052	2,250
9	0.041	1,800
10	0.041	1,800
11	0.041	1,800
12	0.041	1,800
13	0.052	2,250
14	0.052	2,250
15	0.041	1,800
16	0.041	1,800
17	0.041	1,800
18	0.041	1,800
19	0.065	2,817

BLOCK B LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.064	2,785
2	0.041	1,800
3	0.041	1,800
4	0.041	1,800
5	0.041	1,800
6	0.052	2,250
7	0.052	2,250
8	0.041	1,800
9	0.041	1,800
10	0.041	1,800

BLOCK B LOT TABLE		
LOT NO.	ACRES	SQ. FT.
11	0.041	1,800
12	0.052	2,250
13	0.052	2,250
14	0.041	1,800
15	0.041	1,800
16	0.041	1,800
17	0.041	1,800
18	0.065	2,828
19	1.214	52,863
20	28.926	1,260,011

BLOCK C LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.160	6,987

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	41°11'34"	360.46'	259.15'	S66°19'30"E	253.61'
C2	41°13'57"	298.00'	214.45'	S65°55'19"E	209.86'
C3	61°40'26"	30.57'	32.90'	N69°40'17"W	31.34'
C4	5°32'23"	1809.86'	174.99'	S02°43'15"W	174.92'
C5	5°22'43"	1822.83'	171.11'	N02°45'36"E	171.05'
C6	5°20'31"	1759.86'	164.08'	S03°28'38"W	164.02'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C7	28°46'25"	24.95'	12.53'	N59°36'11"E	12.40'
C8	33°33'26"	10.00'	5.86'	N27°40'57"E	5.77'
C9	58°33'45"	25.00'	25.55'	N18°22'39"W	24.45'
C10	57°03'27"	24.99'	24.89'	N73°27'55"W	23.87'
C11	33°33'26"	10.00'	5.86'	S61°14'23"W	5.77'
C12	25°42'20"	25.00'	11.22'	S24°08'56"W	11.12'

R.O.W. DEDICATION TABLE		
DESCRIPTION	ACRES	SQ. FT.
POST ROAD	0.054	2,349

DETAIL "A"
FINAL PLAT
POST ROAD SUBDIVISION
BEING 30.97 ACRES OUT OF THE
T.J. CHAMBERS, ABSTRACT 2
& THE J. M. VERAMENDI LEAGUE, ABSTRACT 17
HAYS COUNTY, TEXAS

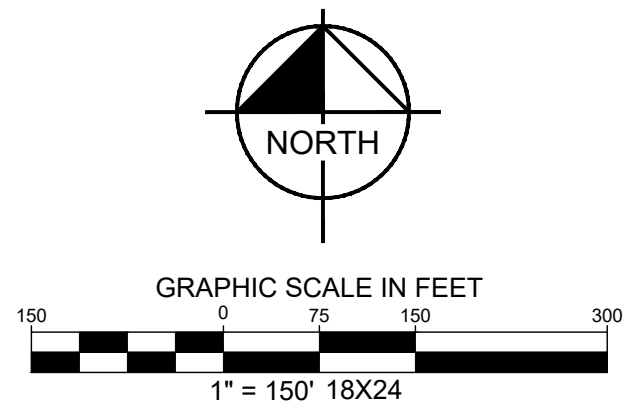
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM
TBPELS FIRM # 10194624

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 40'	MJM	MMII	6/9/2023	069278804	2 OF 4

COPYRIGHT © 2022
KIMLEY-HORN AND ASSOCIATES, INC.
ALL RIGHTS RESERVED

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069278804 - POST RD SURVEY - CASATA - TINY HOMES\DWG\PLAT\TSV\069278804 - POST RD SURVEY - MICHAEL 6/9/2023 10:04 AM LAST SAVED 5/16/2023 5:36 PM



LEGEND	
OPRHCT	OFFICIAL PUBLIC RECORDS HAYS COUNTY
RPRHC	REAL PROPERTY RECORDS HAYS COUNTY
PRHC	PLAT RECORDS HAYS COUNTY
R.O.W.	RIGHT OF WAY
P.U.A.E.	PUBLIC UTILITY AND ACCESS EASEMENT
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
◆	BENCHMARKS
▲	CALCULATED POINT
○	1/2" IRON ROD SET W/CAP "KHA"
◦	GEODETIC BREAK
●	MONUMENT FOUND (AS NOTED)

LINE TYPE LEGEND	
	BOUNDARY LINE
	LOT LINE
	ADJ. PROPERTY LINE
	CENTERLINE ROAD
	EASEMENT LINE
	FEMA FLOOD LINE
	APPROX. SURVEY LINE
	RAILROAD TRACKS

METES & BOUNDS LEGAL DESCRIPTION OF:
25.97 ACRES OF LAND

BEING A 25.97 ACRES (1,131,253 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM WARD SURVEY, ABSTRACT 467 AND THE J. M. VERAMENDI LEAGUE, ABSTRACT 17, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND, CALLED 26.78 ACRES, DESCRIBED TO ROBERT JACKSON, ET UX, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 11027603 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND IN THE NORTHEAST BOUNDARY LINE OF A CALLED 10.62 ACRE TRACT OF LAND DESCRIBED TO SAN MARCOS-BLANCO CEMETERY ASSOCIATION AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 42, PAGE 151 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; AND AT THE SOUTH CORNER OF A CALLED 5.000 ACRE TRACT OF LAND DESCRIBED TO CASATA SAN MARCOS, LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 21037827 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; FOR THE WEST CORNER OF THIS TRACT;

THENCE, NORTH 44°27'40" EAST, ALONG THE SOUTHEAST BOUNDARY LINE OF SAID 5.000 ACRE TRACT, AT 489.61 FEET PASSING 0.17 FEET LEFT OF A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "WALS" FOUND AS A REFERENCE MARKER TO THE EAST CORNER OF SAID 5.000 ACRE TRACT AND THE SOUTH CORNER OF THE REMAINDER OF A CALLED 15.1703 ACRE TRACT DESCRIBED TO ZETA ETA HOUSE CORPORATION OF DELTA GAMMA AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 90029425; THEN CONTINUING ALONG THE SOUTHEAST BOUNDARY LINE OF SAID 15.1703 ACRE TRACT, FOR A TOTAL DISTANCE OF 1379.92 FEET TO A 1" IRON PIPE FOUND IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (VARIABLE WIDTH R.O.W.) AND AT THE EAST CORNER OF SAID 15.1703 ACRE TRACT, FOR THE NORTH CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 17°27'34" EAST, A DISTANCE OF 801.92 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR A POINT OF CURVATURE OF THIS TRACT;
2. IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, A CENTRAL ANGLE OF 03°23'00", A RADIUS OF 1895.86 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 15°46'04" EAST, 109.84 FEET, AND A TOTAL ARC LENGTH OF 109.83 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR A POINT OF CURVATURE OF THIS TRACT;
3. SOUTH 45°01'50" WEST, A DISTANCE OF 58.56 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR A POINT OF CURVATURE OF THIS TRACT;
4. IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, A CENTRAL ANGLE OF 18°36'54", A RADIUS OF 1809.86 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 03°49'00" EAST, 285.43 FEET, AND A TOTAL ARC LENGTH OF 588.01 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT A NORTHEAST CORNER OF A CALLED 71.41 ACRE TRACT OF LAND DESCRIBED TO 4-D ASSOCIATES I LTD. AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 1480, PAGE 745 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; FOR THE EAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID 71.41 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 86°40'23" WEST, A DISTANCE OF 262.17 FEET TO A 4" CEDAR POST FOUND FOR AN ANGLE CORNER OF THIS TRACT;
2. NORTH 86°29'30" WEST, A DISTANCE OF 260.97 FEET TO A 6" CEDAR POST FOUND FOR AN ANGLE CORNER OF THIS TRACT;
3. SOUTH 44°26'04" WEST, A DISTANCE OF 129.22 FEET TO A 6" CEDAR POST FOUND FOR THE SOUTH CORNER OF THIS TRACT;
4. NORTH 45°03'28" WEST, A DISTANCE OF 389.68 FEET TO A 6" CEDAR POST FOUND FOR AN ANGLE CORNER OF THIS TRACT;
5. NORTH 46°31'08" WEST, A DISTANCE OF 472.57 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 25.97 ACRES OF LAND, MORE OR LESS, IN HAYS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES IN AUSTIN, TEXAS.

METES & BOUNDS LEGAL DESCRIPTION OF:
5.000 ACRES OF LAND

BEING A 5.000 ACRES (217,800 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM WARD SURVEY, ABSTRACT 467, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS; BEING THE SAME TRACT OF LAND DESCRIBED TO CASATA SAN MARCOS, LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 21037827 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND IN THE NORTHEAST BOUNDARY LINE OF A CALLED 10.62 ACRE TRACT OF LAND DESCRIBED TO SAN MARCOS-BLANCO CEMETERY ASSOCIATION AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 42, PAGE 151 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; AT THE WEST CORNER OF A CALLED 26.78 ACRE TRACT OF LAND DESCRIBED TO ROBERT JACKSON, ET UX, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 11027603 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; FOR THE SOUTH CORNER OF THIS TRACT;

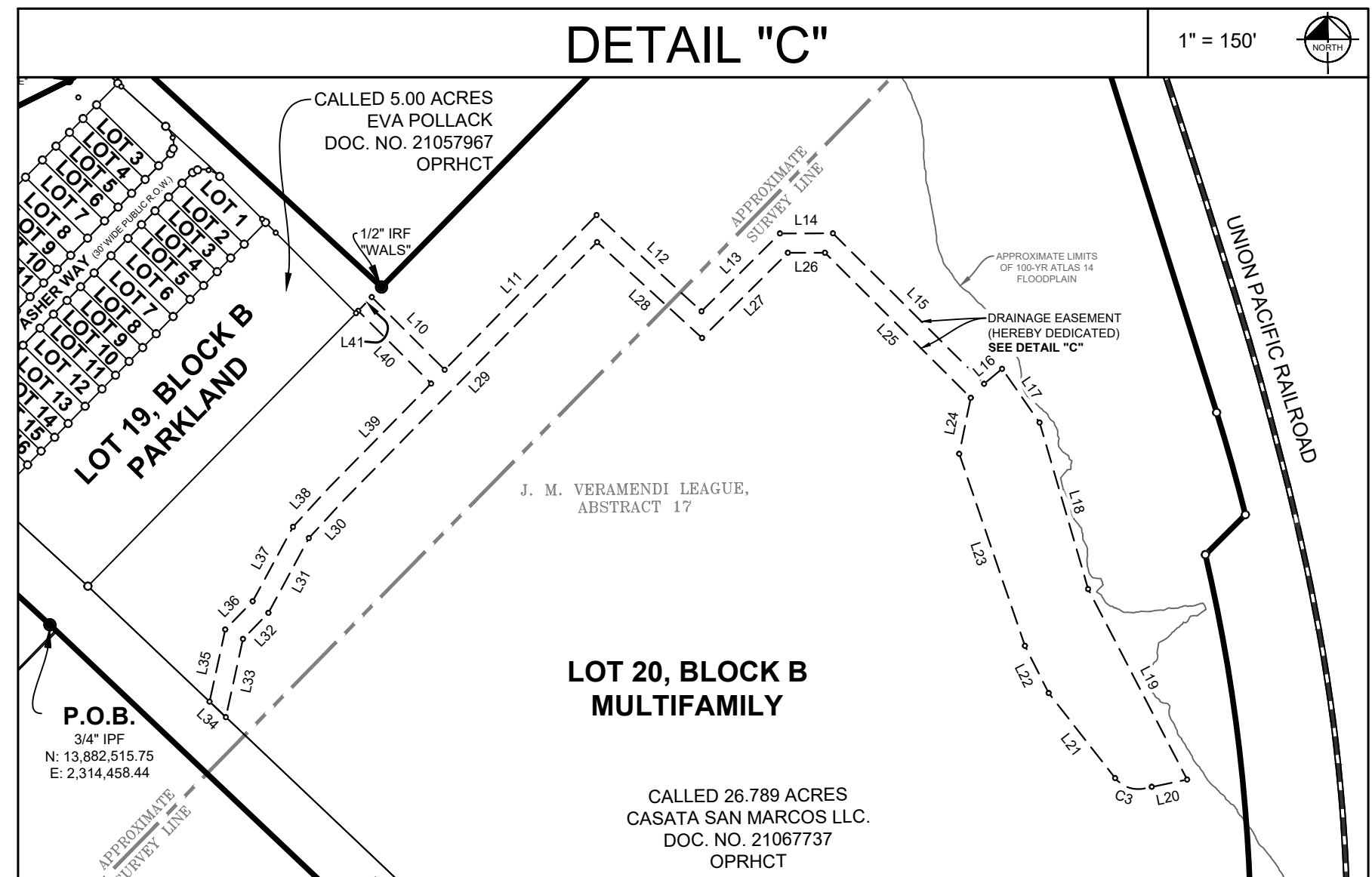
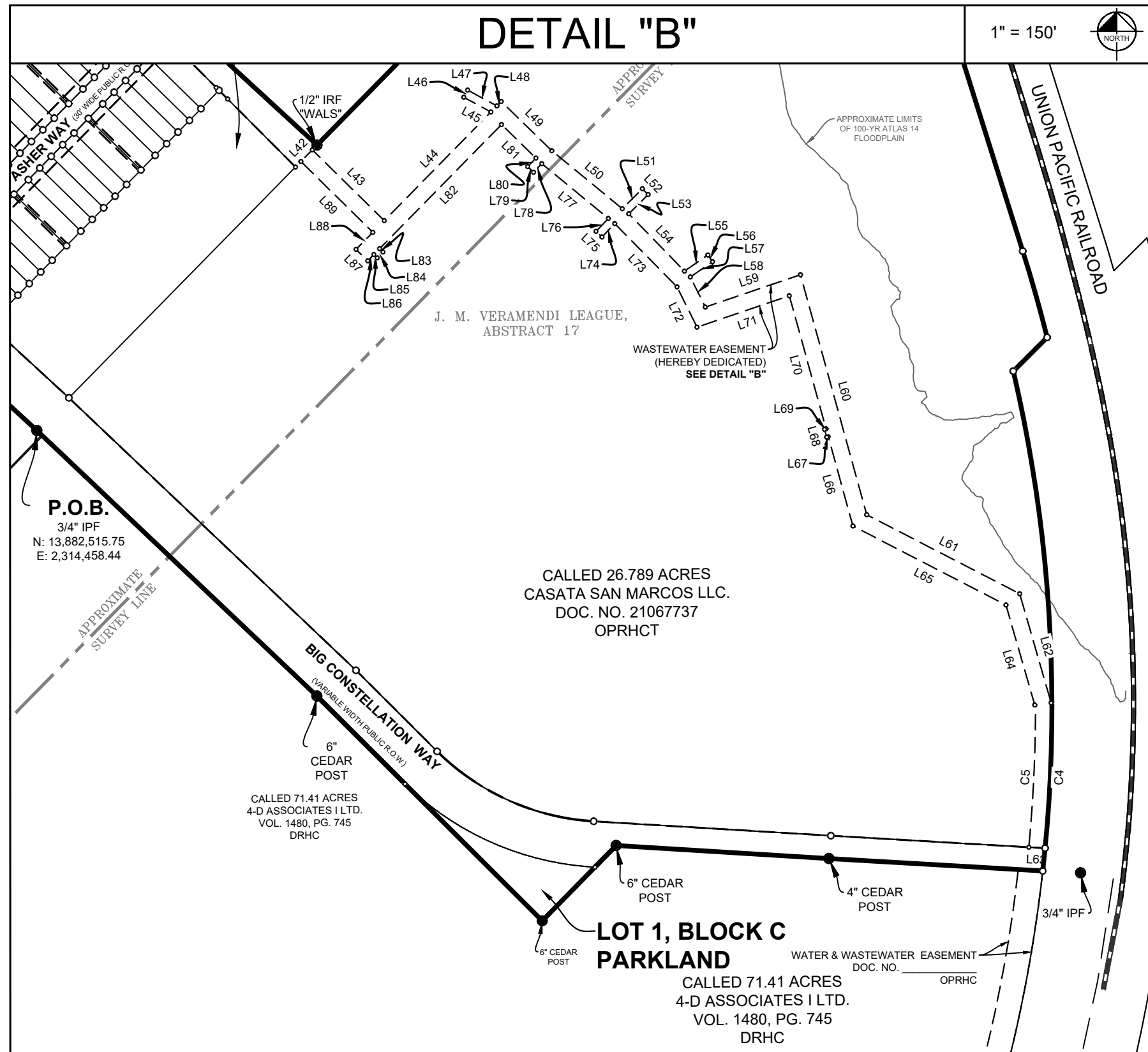
THENCE, NORTH 47°22'13" WEST, A DISTANCE OF 529.93 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "RPLS 5703" FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF POST ROAD (VARIABLE WIDTH PUBLIC R.O.W.) AND AT THE NORTH CORNER OF SAID 10.62 ACRE TRACT; FOR THE WEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID POST ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 63°28'16" EAST, A DISTANCE OF 457.74 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
2. NORTH 58°26'11" EAST, A DISTANCE OF 64.11 FEET TO A POINT AT THE WEST CORNER OF THE REMAINDER OF A CALLED 15.170 ACRE TRACT OF LAND DESCRIBED TO ZETA ETA HOUSE CORPORATION OF DELTA GAMMA AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 90029425 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; FOR THE NORTH CORNER OF THIS TRACT; WHENCE A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "WALS" FOUND FOR REFERENCE BEARS NORTH 16°02'10" EAST, A DISTANCE OF 0.42 FEET;

THENCE, SOUTH 47°22'13" EAST, ALONG THE SOUTHWEST BOUNDARY OF THE REMAINDER OF SAID 15.1703 ACRE TRACT, A DISTANCE OF 365.26 FEET TO A POINT IN THE NORTHWEST BOUNDARY LINE OF SAID 26.78 ACRE TRACT AND AT THE SOUTH CORNER OF THE REMAINDER OF SAID 15.1703 ACRE TRACT, FOR THE EAST CORNER OF THIS TRACT; WHENCE A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "WALS" FOUND FOR REFERENCE BEARS SOUTH 11°19'47" WEST, A DISTANCE OF 0.21 FEET;

THENCE, SOUTH 44°27'40" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID 26.78 ACRE TRACT AND THIS TRACT, A DISTANCE OF 489.73 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 5.000 ACRES OF LAND, MORE OR LESS, IN HAYS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES IN AUSTIN, TEXAS.



**FINAL PLAT
POST ROAD SUBDIVISION**
BEING 30.97 ACRES OUT OF THE
T.J. CHAMBERS, ABSTRACT 2
& THE J. M. VERAMENDI LEAGUE, ABSTRACT 17
HAYS COUNTY, TEXAS

Kimley & Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 150'	MJM	MMII	6/9/2023	069278804	3 OF 4

COPYRIGHT © 2022
KIMLEY-HORN AND ASSOCIATES, INC.
ALL RIGHTS RESERVED


COSM #PC-23-01

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069278804 - POST RD SURVEY - CASATA - TINY HOMES\DWG\PLAT\SV-069278804 - POSTROAD\PLAT.DWG PLOTTED BY: MCLAUGHLIN, MICHAEL 6/9/2023 10:04 AM LAST SAVED 5/16/2023 5:36 PM

PLAT NOTES

- THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE DEVELOPMENT AGREEMENT WITH THE CITY OF SAN MARCOS, AGREEMENT #22015340 AND CITY OF SAN MARCOS CASE #PDA-21-05, APPROVED DECEMBER 7, 2021.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO CASATA SAN MARCOS ROBLES DEVELOPMENT AGREEMENT, OR AS APPROVED BY THE CITY OF SAN MARCOS.
- EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
- ALL PROPERTY OWNERS FRONTING ONTO A PRIVATE STREET WILL BE ASSESSED ADDITIONAL H.O.A. FEES FOR STREET MAINTENANCE AND REPAIRS.
- NO PORTION OF THIS TRACT IS ENCRACED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 4803210391F, MAP NO. 48209C0391F, EFFECTIVE DATE: SEPTEMBER 2, 2005 AND COMMUNITY PANEL NO. 4803210392, AND MAP NO. 48209C0392F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS.
- A PORTION OF BLOCK B, LOT 20 CONTAINS A REVISED ATLAS 14 100-YR FLOODPLAIN AT MAXIMUM ELEVATION 617.61 FEET. THE MINIMUM BUILDING FLOOR ELEVATION SHALL BE 619.61 FEET FOR THIS LOT
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO WATER AND WASTEWATER UTILITY SYSTEMS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES MAY BE PLACED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF SAN MARCOS.
- ALL DRAINAGE EASEMENTS CREATED BY THIS PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS OR HER SUCCESSORS AND ASSIGNS.
- THE OWNER OF THIS SUBDIVISION, AND HIS AND HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF SAN MARCOS, THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG CASATA WAY, BIG CONSTELLATION WAY, AND POST ROAD. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE 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.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF SAN MARCOS FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER UTILITY IMPROVEMENTS TO SERVE EACH LOT.
- PARKLAND AND PUBLIC ACCESS EASEMENTS WILL BE PRIVATELY OWNED AND MAINTAINED AND SHALL REMAIN OPEN FOR PUBLIC USE.
- THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE OF THE CITY OF SAN MARCOS.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
- ANY RELOCATION OF ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF SAN MARCOS RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- BY APPROVING THIS PLAT, THE CITY OF SAN MARCOS ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOT. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARD MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER CITY OF SAN MARCOS LAND DEVELOPMENT CODE.
- THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS, AND CONDITIONS OF THE SEPARATE INSTRUMENT.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF SAN MARCOS (AND OTHER APPROPRIATE JURISDICTION) FOR THE PLACEMENT, INSPECTION, OR MAINTENANCE OF SAID EASEMENTS.
- ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- AS APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES THE IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE CITY OF SAN MARCOS CODE.
- A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 15 FT OF A RESIDENTIAL STRUCTURE.

FINAL PLAT
POST ROAD SUBDIVISION
 BEING 30.97 ACRES OUT OF THE
 T.J. CHAMBERS, ABSTRACT 2
 & THE J. M. VERAMENDI LEAGUE, ABSTRACT 17
 HAYS COUNTY, TEXAS



10814 JOLLYVILLE ROAD, CAMPUS IV TEL. NO. (512) 418-1771
 SUITE 200, AUSTIN, TEXAS 78759 TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MJM	MMII	6/9/2023	069278804	4 OF 4

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THE PRESENTS:

THAT CASATA SAN MARCOS LLC., BEING THE OWNER OF A CALLED 26.789 ACRE TRACT OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT 2, AND THE J.M. VERAMENDI LEAGUE, ABSTRACT 17, CONVEYED BY INSTRUMENT RECORDED IN DOC. NO. 21067737 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND EVA POLLACK, BEING THE OWNER OF A CALLED 5.00 ACRE TRACT OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT 2, CONVEYED BY INSTRUMENT RECORDED IN DOC. NO. 21057967 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

THE UNDERSIGNED OWNERS DO HEREBY SUBDIVIDE 25.97 ACRES OUT OF 30.97 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS THE "POST ROAD SUBDIVISION", SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON. AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "POST ROAD SUBDIVISION" TO THE CITY OF SAN MARCOS, COUNTY OF HAYS, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO,

DO HEREBY SUBDIVIDE 25.97 ACRES OUT OF 30.97 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, AND TITLE 30 OF THE CITY OF SAN MARCOS/ SUBDIVISION REGULATIONS AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS: POST ROAD SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

BY: CASATA SAN MARCOS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: CASATA CORPORATION, A DELAWARE CORPORATION

 AARON LEVY, PRESIDENT
 5511 REYNOLDS ROAD
 AUSTIN, TEXAS, 78749

STATE OF TEXAS §
COUNTY OF HAYS §

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

 NOTARY PUBLIC, STATE OF TEXAS, NOTARY REGISTRATION NUMBER _____

 PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THE PRESENTS:

THAT EVA K. POLLACK, BEING THE OWNER OF A CALLED 5.00 ACRE TRACT OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT 2, AND THE J.M. VERAMENDI LEAGUE, ABSTRACT 17, CONVEYED BY INSTRUMENT RECORDED IN DOC. NO. 21057967 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

THE UNDERSIGNED OWNERS DO HEREBY SUBDIVIDE 5.00 ACRES OUT OF 30.97 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS THE "POST ROAD SUBDIVISION", SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON. AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "POST ROAD SUBDIVISION" TO THE CITY OF SAN MARCOS, COUNTY OF HAYS, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO,

DO HEREBY SUBDIVIDE 5.00 ACRES OUT OF 30.97 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, AND TITLE 30 OF THE CITY OF SAN MARCOS/ SUBDIVISION REGULATIONS AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS: POST ROAD SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

 EVA K. POLLACK, OWNER
 5615 MCCARTY LANE
 AUSTIN, TEXAS, 78749

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EVA K. POLLACK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

 NOTARY PUBLIC, STATE OF TEXAS, NOTARY REGISTRATION NUMBER _____

 PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE H. 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 _____, A.D. 20____, 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 _____, A.D. 20____.

 ELAINE H. CARDENAS
 COUNTY CLERK
 HAYS COUNTY, TEXAS

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

 DIRECTOR OF DEVELOPMENT SERVICES DATE

 RECORDING SECRETARY DATE

 CIP AND ENGINEERING DATE

SURVEYOR'S NOTES:

- BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA" OR A MAG NAIL WITH WASHER STAMPED "KHA" PRIOR TO LOT SALES, UNLESS OTHERWISE STATED.

SURVEYOR'S CERTIFICATION:

I, MICHAEL A. MONTGOMERY II, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, OF THE LOCAL GOVERNMENTAL CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

PLAT COMPLETION DATE: 04/11/2023.

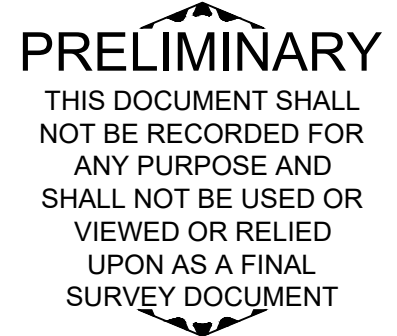
 MICHAEL A. MONTGOMERY II, R.P.L.S.
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6890

ENGINEER'S CERTIFICATION:

I, LEXIE ENGLAND, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING PORTIONS OF TITLE 30, OF THE LOCAL GOVERNMENTAL CODE OF 2002, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 4803210391F, MAP NO. 48209C0391F, EFFECTIVE DATE: SEPTEMBER 2, 2005, AND COMMUNITY PANEL NO. 4803210392, MAP NO. 48209C0392F, EFFECTIVE DATE: SEPTEMBER 2, 2005, FOR TRAVIS COUNTY, TEXAS.

 LEXIE ENGLAND, P.E.
 REGISTERED PROFESSIONAL ENGINEER NO. ____
 KIMLEY-HORN AND ASSOCIATES, INC.
 2600 VIA FORTUNA, TERRACE I, SUITE 300
 AUSTIN, TEXAS 78216
 PH. 512-518-6529
 LEXIE.ENGLAND@KIMLEY-HORN.COM



DWG NAME: K:\AUS_SURVEY\AUSTIN_SURVEY_PROJECT\508278804 - POST RD SURVEY - CASATA - TINY HOMES\DWG\PLAT SV-069278804 - POST ROAD PLAT.DWG PLOTTED BY: MCLAUGHLIN, MICHAEL 6/9/2023 10:04 AM LAST SAVED 5/16/2023 5:36 PM