LA CIMA PHASE I, SECTION 1
FINAL PLAT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS, THAT WE, LCSM PH.1–1, LLC, A TEXAS LIMITED LIABILITY COMPANY BY AND THROUGH, BRYAN W. LEE, MANAGER, LCSM PH.1–1, 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 59.734 ACRES OF LAND IN THE JOHN WILLIAMS SURVEY ABSTRACT NO. 490, HAYS COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 67.926 ACRE TRACT DESCRIBED IN THE DEED OF RECORD IN INSTRUMENT NO. 17017221, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 67.926 ACRES BEING A PORTION OF A CERTAIN CALLED 649.592 ACRE TRACT DESCRIBED IN THE DEED OF RECORD IN VOLUME 4877, PAGE 632, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, A PORTION OF A CERTAIN CALLED 1388.17 ACRE TRACT DESCRIBED IN THE DEED OF RECORD IN VOLUME 3772, PAGE 231, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, A PORTION OF A CERTAIN CALLED 23.823 ACRE TRACT DESCRIBED IN THE DEED OF RECORD IN VOLUME 5038, PAGE 698, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND A PORTION OF A CERTAIN CALLED 8.73 ACRE TRACT DESIGNATED AS TRACT TWO AND DESCRIBED IN THE DEED OF RECORD IN VOLUME 3772, PAGE 231, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 59.734 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

LA CIMA PHASE 1, SECTION 1

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.1–1, LLC, HAVE CAUSED THESE PRESENTS TO BE

EXECUTED THIS THE 18th DAY OF December 2017 A.D.

B. W. Lee

BRYAN W. LEE, MANAGER
LCSM, PH.1–1, LLC
303 COLORADO STREET, SUITE 2300
AUSTIN, TX 78701

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BRYAN W. LEE, MANAGER, LCSM PH.1–1, LLC, 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 18th DAY OF December, 2017,

BY: Carole Koelfgen
NOTARY PUBLIC

CAROLE A. KOELFGEN
Notary Public, State of Texas
Comm. Expires 06-01-2020
Notary ID 12653050-1

STATE OF TEXAS §
COUNTY OF HAYS §

THE UNDERSIGNED, ON BEHALF OF PLAINSCAPITAL BANK, A LIENHOLDER OF THE PROPERTY COVERED BY THE PLAT, HEREBY RATIFIES, APPROVES, AND CONSENTS TO THE FILING AND RECORDING OF THE PLAT AGAINST THE PROPERTY AND AGREES THAT THE BANK'S RIGHTS AND LIENS ON THE PROPERTY SHALL BE SUBJECT TO THE PLAT AND DEDICATIONS THEREON.

WITNESS MY HAND THIS THE 18TH DAY OF December, A.D. 2017,

PLAINSCAPITAL BANK,

BY: _____

NAME: FRANK E. JACKEL, EVP

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, FRANK E. JACKEL, EVP, PLAINSCAPITAL BANK, 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 18 DAY OF December, 2017,

BY: _____
NOTARY PUBLIC

AMANDA K. DENTON
NOTARY PUBLIC
State of Texas
Comm. Exp. 11-02-2018

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 27th DAY OF December, 2017, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 17044947 WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE 27th DAY OF December, 2017, A.D.
FILED FOR RECORD AT 11:41 O'CLOCK A.M. THIS THE 27th DAY OF December, 2017, A.D.

BY: Liz Q Gonzalez by Roxanne J. Deputy
LIZ Q. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

COUNTY COURT OF HAYS COUNTY, TEXAS

CITY OF SAN MARCOS
APPROVAL CERTIFICATE

APPROVED AND AUTHORIZED TO BE RECORDED ON THE 12th DAY OF December, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

CIP & ENGINEERING — DATE 12/27/17

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES — DATE 12.21.17

RECORDING SECRETARY — DATE 12/21/17

CHAIRMAN, PLANNING & ZONING COMMISSION — DATE 12/22/17

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.

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 — TIMOTHY M. HOLLAND — 94848 — LICENSED PROFESSIONAL ENGINEER — 12/15/17

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.

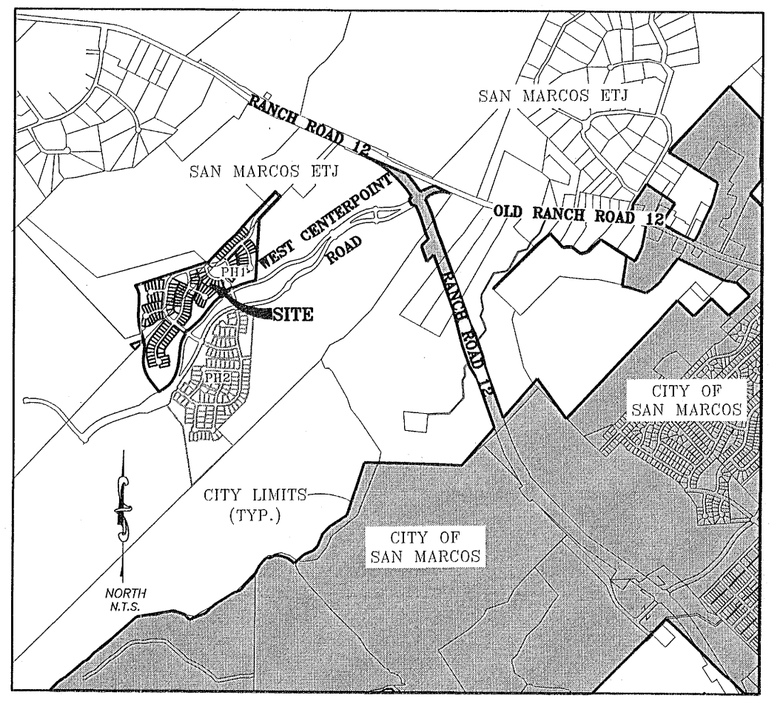
STATE OF TEXAS — JOHN D. BARNARD — 5749 — REGISTERED PROFESSIONAL LAND SURVEYOR

BY: _____ 12/15/17
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

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).



LOCATION MAP
NOT TO SCALE

PROJECT ADDRESS:

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

NOTES:

1. THIS PROJECT IS IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS
2. BUFFER ZONES PER THE APPROVED WATER PROTECTION PLAN PHASE 1 ON NOVEMBER 20, 2014.
3. PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: ACADEMY OAKS DRIVE, LADY BUG ROAD, TULIP GARDEN TRAIL, COPPER SAGE DRIVE, BEAUTYBERRY ROAD, FROGFRUIT WAY, STRAWBERRY STREET, EMERALD GARDEN ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE 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. SIDEWALKS SHALL BE MAINTAINED BY ADJACENT PROPERTY OWNER.
4. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
5. AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "LAZY OAKS RANCH, LP" 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.
7. 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).

8. A 25' FRONT SETBACK FROM ACADEMY OAKS DRIVE AND EMERALD GARDEN ROAD SHALL BE OBSERVED ON LOT 10, BLOCK D.
9. 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, TEXAS.
10. THE LA CIMA H.O.A. OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE LOTS SHOWN HEREON, AS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS REFERENCED IN NOTE NO. 9, HEREON.
11. THE SUBJECT TRACT SHOWN HEREON IS IN THE SAN MARCOS CISD AND IN ESD 3.
12. DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
13. TRAILS LOCATED WITHIN OPEN SPACE LOTS SHALL PERMIT PUBLIC ACCESS.
14. 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.

Cindy Garrett for TOM POPE, R.S., C.F.M., — 12/19/17
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

ROXIE MCINNIS — 12/19/17
DIVISION MANAGER,
HAYS COUNTY
DEVELOPMENT SERVICES

STATE OF TEXAS §
COUNTY OF HAYS §

I, THE UNDERSIGNED, DIVISION MANAGER 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.

ROXIE MCINNIS — 12/19/17
DIVISION MANAGER,
HAYS COUNTY
DEVELOPMENT SERVICES

LOT SIZE SUMMARY	
TOTAL NUMBER OF LOTS	140
AVERAGE SIZE OF LOTS	0.349 AC.
10.0 AC. OR GREATER	1 (LOT 50, BLOCK E)
GREATER THAN 5.0 AC. LESS THAN 10.0 AC.	0
GREATER THAN 2.0 AC. LESS THAN 5.0 AC.	2 (LOT 5, BLOCK A & LOT 34, BLOCK C)
GREATER THAN 1.0 AC. LESS THAN 2.0 AC.	2 (LOT 13, BLOCK B & LOT 1, BLOCK F)
LESS THAN 1.0 AC.	135

LOT SUMMARY	
RIGHT–OF–WAY	10.866 ACRES
S.F. LOTS (130)	24.814 ACRES
OPEN SPACE LOTS (10)	24.054 ACRES
TOTAL	59.734 ACRES

STREET SUMMARY			
STREET NAME	STREET LENGTH	PAVE. WIDTH	ROW WIDTH
COPPER SAGE DRIVE	216 L.F.	33' F–F	VARIES
ACADEMY OAKS DRIVE	3437 L.F.	37' F–F	60'
STRAWBERRY STREET	357 L.F.	33' F–F	53'
FROGFRUIT WAY	281 L.F.	33' F–F	53'
BEAUTYBERRY ROAD	343 L.F.	33' F–F	53'
EMERALD GARDEN ROAD	1789 L.F.	33' F–F	53'
LADY BUG ROAD	864 L.F.	41' F–F	59'
TULIP GARDEN TRAIL	485 L.F.	33' F–F	53'

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

CORNER LOTS SIDE FRONTAGES		
BLOCK	LOT	SIDE CORNER FRONTAGE
C	7	ACADEMY OAKS DRIVE
C	8	ACADEMY OAKS DRIVE
C	12	BEAUTYBERRY ROAD
C	23	BEAUTYBERRY ROAD

AREA TABLES PHASE 1, SECTION 1:

1. TOTAL ACREAGE: 59.734 ACRES.
2. THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 10.866 ACRES.
3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 7772 LINEAR FEET.

TOTAL NUMBER OF LOTS: 140
SINGLE FAMILY: 130
OPEN SPACE: 10
PRIVATE STREET: 0

TABLE OF LAND USE	
BLOCK A, LOT 5; BLOCK B, LOT 13; BLOCK C, LOTS 13 & 34;	OPEN SPACE
BLOCK D, LOT 20; BLOCK E, LOTS 10, 50 & 51; & BLOCK F, LOT 1; BLOCK G, LOT 1	
ALL OTHER LOTS	SINGLE FAMILY

IC TABLE	SF IC ALLOWED
BLOCK A, LOTS 1–4 & 6–20; BLOCK C, LOTS 8–12 & 14–33; BLOCK D, LOTS 12–19; BLOCK E, LOTS 11–23	3750
BLOCK B, LOTS 1–12; BLOCK C, LOTS 1–7; BLOCK D, LOTS 1–11; BLOCK E, LOTS 1–9 & LOTS 24–49	4500

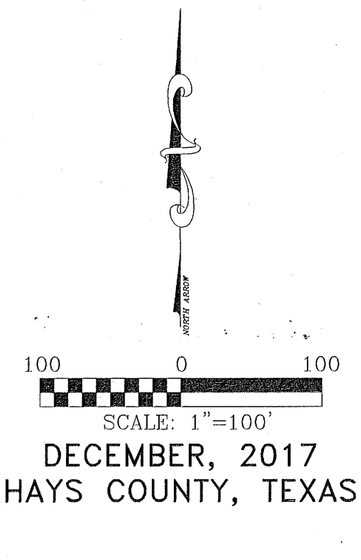
FILE: P:\005956 – Lazy Oaks Ranch\005956-01-002 (SUR) – Freeman Tract\Survey\Working\Final Plat\005956_La Cima Phase 1, Section 1_Final Plat.dwg			
DATE: 08–26–16	DRAWN BY: KLC	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005956	DRAWING #: FINAL PLAT	PLAN #: 1171	REF. 2345
NO.	REVISION	BY	DATE

PLOT DATE: Dec 15,2017–11:40am

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, SECTION 1
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

LA CIMA PHASE I, SECTION 1
FINAL PLAT



DECEMBER, 2017
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.

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.

NOTE: SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES.

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
△	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
.....	PROPOSED SIDEWALK LOCATION
———	PLAT BOUNDARY LINE
D.E.	DRAINAGE EASEMENT

FILE: P:\005956 – Lazy Oaks Ranch\005956-01-002 (SUR) – Freeman Tract\Survey\Working\Final Plat\005956_La Cima Phase 1, Section 1_Final Plat.dwg			
DATE: 08-26-16	DRAWN BY: KLC	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005956	DRAWING #: FINAL PLAT	PLAN #: 1171	REF. 2345
NO.	REVISION	BY	DATE

PLOT DATE: Dec 15,2017–11:40am

Bowman CONSULTING

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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, SECTION 1
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

SHEET 2 OF 4

PLAN #: 1171

LA CIMA PHASE I, SECTION 1
FINAL PLAT

SAN MARCOS BAPTIST ACADEMY FOUNDATION, INC. TRACT 1: 48.29 ACRES VOL. 3013, PG. 92 O.P.R.H.C.TX.

JOHN WILLIAMS SURVEY, ABSTRACT NO. 490

N 71°48'34" E 1314.85'

421.11'

385.26'

PROPOSED 20' WIDE WASTEWATER EASEMENT

WASTEWATER EASEMENT HEREBY DEDICATED 20' WIDE

WATER QUALITY ZONE

LAZY OAKS RANCH, LP 23.823 ACRES VOL. 5038, PG. 698 OCTOBER 06, 2014 O.P.R.H.C.TX.

REMAINDER (67.926 ACRES) LCSM PH.1-1, LLC, DOC. NO. 17017221 O.P.R.H.C.TX.

N 02°30'03" E 369.63

N 04°00'50" W 152.94'

N 16°33'59" W 131.20'

FEMA FLOOD ZONE "A"

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

DEED LINE

SAN MARCOS BAPTIST ACADEMY FOUNDATION, INC. TRACT 2: 0.32 ACRE VOL. 3013, PG. 92 O.P.R.H.C.TX WATERLINE AND USE EASEMENT VOL.5064, PG.487 O.P.R.H.C.TX.

A 1/2" IRON ROD W/CAP STAMPED "BYRN SURVEY" FOUND BEARS: S 74°16'15" W 2.45'

N 04°27'19" E 241.58'

N 03°21'47" W 91.13'

N 15°14'26" W 122.04'

N 27°08'54" W 117.33'

N 38°04'35" W 306.08'

REMAINDER (649.592 ACRES) LAZY OAKS RANCH, LP VOL.4877, PG.632 O.P.R.H.C.TX.

REMAINDER (67.926 ACRES) LCSM PH.1-1, LLC, DOC. NO. 17017221 O.P.R.H.C.TX.

PROPOSED REGIONAL POND EXTENT

20' WIDE WASTEWATER EASEMENT HEREBY DEDICATED

N 21°05'13" E 236.75'

S 21°05'13" W 250.51'

DRAINAGE EASEMENT DOC. NO. 17035745 O.P.R.H.C.TX.

CALLED 45.839 ACRES HAYS COUNTY, TEXAS VOL.5310, PG.162 O.P.R.H.C.TX.

N 49°48'29" W 126.69'

BCG

BLOCK E
50 OPEN SPACE & D.E.
11.445 AC.

BLOCK D
20 OPEN SPACE & D.E.
0.716 AC.

1 0.282 AC.
2 0.224 AC.
3 0.201 AC.
4 0.180 AC.
5 0.178 AC.
6 0.178 AC.
7 0.178 AC.
8 0.226 AC.
9 0.232 AC.
10 0.304 AC.
11 0.299 AC.
12 0.147 AC.
13 0.147 AC.
14 0.158 AC.
15 0.173 AC.
16 0.174 AC.
17 0.163 AC.
18 0.165 AC.
19 0.166 AC.

BLOCK E
1 0.266 AC.
2 0.267 AC.
3 0.233 AC.
4 0.185 AC.
5 0.198 AC.
6 0.216 AC.
7 0.188 AC.
8 0.225 AC.
9 0.285 AC.
10 0.195 AC.
11 0.195 AC.
12 0.164 AC.
13 0.174 AC.
14 0.174 AC.
15 0.175 AC.
16 0.175 AC.
17 0.197 AC.
18 0.210 AC.
19 0.157 AC.
20 0.174 AC.
21 0.177 AC.
22 0.182 AC.
23 0.149 AC.
24 0.177 AC.
25 0.177 AC.
26 0.177 AC.
27 0.177 AC.
28 0.177 AC.
29 0.177 AC.
30 0.192 AC.
31 0.201 AC.
32 0.200 AC.
33 0.200 AC.
34 0.200 AC.
35 0.180 AC.
36 0.177 AC.
37 0.181 AC.
38 0.225 AC.
39 0.180 AC.
40 0.211 AC.
41 0.193 AC.
42 0.257 AC.
43 0.229 AC.
44 0.144 AC.
45 0.177 AC.
46 0.177 AC.
47 0.177 AC.
48 0.177 AC.
49 0.177 AC.

BLOCK F
1 1.458 AC. OPEN SPACE & D.E.

BLOCK C
13 0.304 AC. OPEN SPACE & D.E.
34 3.684 AC. OPEN SPACE & D.E.

PORTION OF (67.926 ACRES) LCSM PH.1-1, LLC, DOC. NO. 17017221 O.P.R.H.C.TX.

BLOCK Z LOT 4 OPEN SPACE

BLOCK Z LOT 5 OPEN SPACE

LA CIMA PHASE 1, WEST CENTERPOINT ROAD DOC. NO. 17036340 O.P.R.H.C.TX.

ACADEMY OAKS DRIVE

FROGFRUIT WAY

STRAWBERRY STREET

BEAUTYBERRY ROAD

LADY BUG ROAD

EMERALD GARDEN ROAD

WEST CENTERPOINT ROAD (R.O.W. VARIES)

S 35°58'02" W 139.38'

S 48°24'34" W 166.65'

S 05°11'30" W 206.73'

115.17'

BM: 5956_49 1/2" IRSC "BCG" ELEVATION = 781.78'

BM: 5956_18 1/2" IRSC "BCG" ELEVATION = 760.29'

DRAINAGE EASEMENT DOC. NO. 17036340 O.P.R.H.C.TX.

DRAINAGE EASEMENT DOC. NO. 17035745 O.P.R.H.C.TX.

SHEET 2 OF 4

SHEET 3 OF 4

SHEET 4 OF 4

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
△	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
	PROPOSED SIDEWALK LOCATION
	PLAT BOUNDARY LINE
D.E.	DRAINAGE EASEMENT

NOTE: SEE SHEET 2 OF 4 FOR SURVEY NOTES, AND SHEET 4 OF 4 FOR LINE AND CURVE TABLES.

DECEMBER, 2017
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS

100 0 100
SCALE: 1"=100'

FINAL PLAT
LA CIMA
PHASE 1, SECTION 1
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Final Plat\005956_La Cima Phase 1, Section 1_Final Plat.dwg

DATE: 08-26-16	DRAWN BY: KLC	CREW: CAF, MK
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:
JOB #: 005956	DRAWING #: FINAL PLAT	PLAN #: 1171 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
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

PLOT DATE: Dec 15,2017-11:39am

LA CIMA PHASE I, SECTION 1 - FINAL PLAT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 46°33'49" E	125.71'
L2	S 60°14'01" W	86.00'
L3	N 37°56'10" E	60.00'
L4	N 06°49'45" W	67.35'
L5	N 08°42'47" E	44.51'
L6	N 24°09'06" W	101.38'
L7	N 21°49'43" W	57.66'
L8	N 18°25'58" W	93.11'
L9	N 31°48'46" W	79.48'
L10	S 46°30'56" E	22.48'
L11	S 46°34'31" E	17.75'
L12	S 43°25'29" W	252.24'
L13	N 50°17'36" E	58.43'
L14	S 39°42'24" E	71.06'
L15	S 39°42'24" E	71.01'
L16	N 30°20'21" W	10.99'
L17	N 29°45'59" W	3.42'
L18	S 29°45'59" E	2.22'
L19	S 04°54'12" E	10.10'
L20	S 30°20'19" E	11.42'
L21	S 03°45'28" E	9.86'
L22	N 18°11'26" W	42.51'
L23	N 24°58'24" E	91.76'
L24	N 37°54'01" E	78.68'
L25	N 12°05'49" W	45.44'
L26	S 12°05'49" E	93.23'
L27	S 53°35'28" E	17.18'
L28	N 80°58'28" E	79.74'
L29	N 63°19'15" E	72.71'
L30	S 63°19'15" W	72.71'
L31	N 12°05'49" W	46.31'
L32	N 12°05'49" W	93.23'
L33	N 78°56'41" E	46.06'
L34	S 78°56'41" W	46.06'
L35	N 83°17'12" W	26.87'
L36	N 39°42'24" W	6.39'
L37	N 53°35'28" W	17.18'
L38	S 80°58'28" W	79.74'
L39	N 67°24'40" W	24.46'
L40	S 06°42'48" W	33.70'
L41	S 03°45'27" E	6.76'
L42	N 18°11'26" W	42.51'
L43	N 63°19'15" E	72.71'
L44	N 80°58'28" E	79.74'
L45	N 63°19'15" E	72.71'
L46	S 67°24'40" E	29.97'
L47	N 37°54'01" E	78.68'
L48	N 52°05'59" W	18.21'
L49	S 39°42'24" E	10.00'
L50	N 39°42'24" W	50.00'
L51	N 39°42'24" W	11.06'
L52	N 83°17'12" W	26.87'
L53	N 04°54'12" W	6.54'
L54	S 39°42'24" E	64.62'
L55	S 78°56'41" W	46.06'
L56	N 78°56'41" E	46.06'
L57	S 67°24'40" E	5.93'
L58	S 67°24'40" E	2.50'
L59	S 83°17'12" E	26.87'
L60	N 24°58'24" E	48.36'
L61	N 24°58'24" E	43.40'
L62	N 06°42'48" E	33.70'
L63	N 37°54'01" E	50.00'
L64	N 37°54'01" E	14.27'
L65	N 37°54'01" E	7.54'
L66	N 37°54'01" E	21.64'
L67	N 12°05'49" W	34.99'
L68	N 12°05'49" W	58.25'
L69	N 37°54'01" E	21.64'
L70	N 37°54'01" E	8.02'
L71	N 80°58'28" E	8.98'
L72	N 80°58'28" E	50.00'
L73	N 80°58'28" E	20.75'
L74	N 63°19'15" E	31.83'
L75	N 63°19'15" E	40.88'
L76	N 63°19'15" E	48.52'
L77	N 63°19'15" E	24.19'
L78	N 80°58'28" E	17.89'
L79	N 80°58'28" E	49.20'

LINE TABLE		
LINE #	BEARING	DISTANCE
L80	N 80°58'28" E	12.65'
L81	S 83°17'12" E	10.00'
L82	S 83°17'12" E	16.87'
L83	N 78°56'41" E	37.29'
L84	N 78°56'41" E	8.76'
L85	S 83°17'12" E	6.87'
L86	S 83°17'12" E	20.00'
L87	S 43°27'02" W	22.05'
L88	S 43°27'02" W	37.99'
L89	N 24°58'24" E	6.14'
L90	N 06°42'48" E	20.60'
L91	N 06°42'48" E	31.48'
L92	S 06°42'48" W	6.75'
L93	S 06°42'48" W	8.51'
L94	S 21°03'41" E	65.12'
L95	N 15°52'19" E	20.00'
L96	S 24°51'10" E	36.69'
L97	S 46°42'23" E	45.93'
L98	S 04°54'12" E	17.29'
L99	S 24°51'10" E	46.90'
L100	S 46°42'23" E	40.23'
L101	S 04°54'12" E	17.52'
L102	S 44°35'26" E	50.00'
L103	S 44°35'26" E	5.32'
L104	S 44°35'26" E	55.32'
L105	N 27°30'25" W	37.69'
L106	N 18°11'26" W	66.49'
L107	S 18°11'26" E	49.62'
L108	S 18°11'26" E	16.86'
L109	N 12°27'29" W	68.51'
L110	S 74°51'56" E	19.78'
L111	S 67°24'40" E	50.00'
L112	S 67°24'40" E	50.00'
L113	N 37°54'01" E	7.13'
L114	N 31°28'56" E	56.46'
L115	N 06°48'54" E	54.16'
L116	N 12°05'49" W	59.10'
L117	N 12°05'49" W	60.00'
L118	S 12°05'49" E	44.87'
L119	S 32°42'18" W	12.84'
L120	N 06°25'21" W	79.71'
L121	N 04°17'04" E	79.71'
L122	N 14°59'46" E	79.71'
L123	N 24°57'43" E	79.82'
L124	S 61°01'49" W	50.04'
L125	S 61°01'49" W	16.86'
L126	S 61°01'49" W	66.90'
L127	S 76°31'15" W	90.24'
L128	N 67°53'40" W	87.82'
L129	S 63°19'15" W	55.00'
L130	S 42°30'37" W	31.78'
L131	N 77°42'06" W	24.53'
L132	N 00°58'39" W	56.53'
L133	N 24°42'41" W	55.98'
L134	S 61°35'26" E	77.89'
L135	N 37°54'01" E	14.41'
L136	N 24°58'24" E	17.73'
L137	S 24°51'10" E	21.28'
L138	S 24°51'10" E	57.97'
L139	N 45°15'02" E	133.22'
L140	N 47°01'11" E	108.69'
L141	N 39°02'29" E	96.67'
L142	N 39°08'21" E	121.10'
L143	N 40°52'53" E	74.65'
L144	N 35°22'30" E	78.01'
L145	N 48°07'56" E	137.88'
L146	N 61°25'28" E	27.19'
L147	S 06°27'37" W	101.51'
L148	N 83°32'23" W	25.00'
L149	N 06°27'37" E	100.39'
L150	N 71°22'12" E	36.00'
L151	S 18°25'34" E	30.00'
L152	S 71°22'12" W	58.27'
L153	S 46°34'31" E	17.75'
L154	S 43°25'29" W	58.50'
L155	N 43°25'29" E	110.75'
L156	N 47°29'25" E	13.56'
L157	S 06°42'48" W	7.33'
L158	S 81°07'37" W	124.61'
L159	N 00°46'49" E	10.69'
L160	N 24°35'14" W	9.83'
L161	N 81°07'37" E	124.10'
L162	S 73°11'44" W	49.98'
L163	N 00°46'49" E	13.45'
L164	N 73°11'44" E	42.30'
L165	N 45°05'40" W	5.39'
L166	N 32°13'38" W	18.79'
L167	N 01°36'19" W	7.44'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1235.00'	267.25'	S 69°19'17" W	266.73'
C2	20.00'	30.22'	N 73°35'50" W	27.42'
C3	20.00'	30.54'	S 13°25'57" W	27.66'
C4	1235.00'	457.27'	S 46°34'27" W	454.66'
C5	715.00'	155.27'	S 42°11'18" W	154.96'
C6	534.00'	49.49'	S 45°45'17" W	49.47'
C7	20.00'	29.60'	S 85°30'00" W	26.97'
C8	20.00'	29.62'	S 09°40'41" E	26.98'
C9	534.00'	256.79'	S 18°58'03" W	254.32'
C10	885.00'	401.54'	S 18°11'23" W	398.10'
C11	802.36'	288.41'	S 52°20'37" W	286.86'
C12	326.50'	36.40'	N 36°30'45" W	36.39'
C13	802.36'	32.66'	N 67°49'55" E	32.66'
C14	270.00'	123.37'	N 30°20'03" E	122.30'
C15	330.00'	190.35'	N 33°46'07" E	187.72'
C16	20.00'	31.42'	N 05°17'36" E	28.28'
C17	326.50'	198.33'	N 22°18'18" W	195.29'
C18	20.00'	19.01'	N 32°08'02" W	18.30'
C19	60.00'	302.56'	N 85°05'48" E	69.75'
C20	20.00'	19.01'	S 22°19'39" W	18.30'
C21	273.50'	166.13'	S 22°18'18" E	163.59'
C22	20.00'	31.78'	S 85°14'07" E	28.54'
C23	270.00'	27.27'	N 46°20'36" E	27.25'
C24	15.00'	21.91'	N 01°36'14" E	20.01'
C25	232.50'	356.01'	N 03°37'25" E	322.24'
C26	15.00'	20.38'	N 08°34'32" E	18.84'
C27	40.00'	29.65'	N 51°34'34" W	28.98'
C28	101.00'	129.61'	N 36°03'04" W	120.89'
C29	25.00'	13.30'	N 14°31'40" W	13.14'
C30	25.00'	13.75'	S 45°31'36" E	13.58'
C31	101.00'	129.43'	S 24°34'34" E	120.75'
C32	15.00'	23.56'	N 01°34'31" W	21.21'
C33	15.00'	23.56'	N 88°25'29" E	21.21'
C34	40.00'	29.65'	S 09°06'09" E	28.98'
C35	15.00'	21.18'	S 70°47'46" E	19.47'
C36	232.50'	436.21'	S 57°30'22" E	374.99'
C37	15.00'	24.85'	S 51°13'16" E	22.11'
C38	471.49'	78.10'	N 76°34'12" E	78.01'
C39	20.00'	31.42'	N 26°48'34" E	28.28'
C40	326.50'	188.43'	N 01°39'25" W	185.83'
C41	20.00'	28.72'	N 26°16'02" W	26.32'
C42	326.50'	102.54'	N 58°24'51" W	102.12'
C43	20.00'	17.70'	N 74°46'18" W	17.13'
C44	60.00'	302.32'	N 44°13'19" E	69.94'
C45	20.00'	20.71'	S 21°05'33" E	19.80'
C46	273.50'	79.51'	S 59°04'59" E	79.23'
C47	20.00'	30.58'	N 68°46'52" E	27.69'
C48	273.50'	87.16'	N 15°50'36" E	86.80'
C49	326.50'	177.72'	N 22°18'24" E	175.53'
C50	20.00'	31.42'	N 07°05'59" W	28.28'
C51	270.00'	155.74'	S 33°46'07" W	153.59'
C52	330.00'	150.79'	S 30°20'03" W	149.48'
C53	20.00'	31.42'	N 82°54'01" E	28.28'
C54	243.50'	212.48'	N 12°54'06" E	205.80'
C55	20.00'	27.01'	N 50°46'45" W	25.00'
C56	60.00'	286.73'	N 47°26'37" E	81.99'
C57	50.00'	14.35'	S 03°52'27" E	14.30'
C58	326.50'	46.56'	N 29°13'58" W	46.52'
C59	296.50'	258.73'	S 12°54'06" W	250.60'
C60	20.00'	32.46'	S 08°35'28" E	29.01'
C61	330.00'	204.12'	S 34°22'48" E	200.88'
C62	20.00'	28.75'	S 57°50'35" E	26.34'
C63	273.50'	84.27'	N 72°08'51" E	83.94'
C64	20.00'	19.01'	N 36°05'24" E	18.30'
C65	60.00'	302.56'	S 26°40'45" E	69.75'
C66	20.00'	19.01'	N 89°26'54" W	18.30'
C67	326.50'	100.60'	S 72°08'51" W	100.20'
C68	20.00'	28.75'	S 39°47'30" W	26.34'
C69	330.00'	46.68'	S 02°39'40" W	46.64'
C70	20.00'	31.42'	S 38°17'12" E	28.28'
C71	273.50'	84.82'	N 87°49'44" E	84.48'
C72	20.00'	19.01'	N 51°42'50" E	18.30'
C73	60.00'	302.56'	S 11°03'19" E	69.75'
C74	20.00'	19.01'	N 73°49'29" W	18.30'
C75	326.50'	101.25'	S 87°49'44" W	100.85'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C76	20.00'	31.42'	S 51°42'48" W	28.28'
C77	300.00'	340.84'	S 39°15'41" W	322.81'
C78	530.00'	131.32'	S 78°54'28" W	130.99'
C79	240.00'	178.26'	S 64°43'42" W	174.19'
C80	330.00'	39.41'	S 46°52'19" W	39.39'
C81	20.00'	31.33'	S 41°07'25" W	28.23'
C82	300.00'	203.69'	S 66°33'18" W	199.80'
C83	20.00'	34.28'	N 83°47'44" W	30.23'
C84	173.50'	638.74'	N 70°46'29" E	334.43'
C85	20.00'	31.42'	N 63°11'26" W	28.28'
C86	273.50'	206.04'	N 03°23'29" E	201.20'
C87	326.50'	104.05'	N 15°50'36" E	103.62'
C88	273.50'	148.87'	N 22°18'24" E	147.04'
C89	20.00'	31.42'	N 82°54'01" E	28.28'
C90	270.00'	277.15'	S 22°41'36" E	265.14'
C91	240.00'	272.67'	S 39°15'41" W	258.24'
C92	326.50'	46.56'	N 21°03'41" W	46.52'
C93	326.50'	68.80'	N 10°56'22" W	68.67'
C94	60.00'	173.04'	N 23°15'13" E	119.01'
C95	60.00'	46.93'	S 51°43'19" E	45.74'
C96	60.00'	51.57'	S 04°41'29" E	50.00'
C97	60.00'	31.02'	S 34°44'44" W	30.68'
C98	273.50'	76.58'	N 12°55'28" W	76.33'
C99	273.50'	88.15'	N 30°10'45" W	87.77'
C100	273.50'	1.40'	N 39°33'35" W	1.40'
C101	232.50'	16.83'	N 38°10'08" W	16.83'
C102	232.50'	45.08'	N 30°32'25" W	45.01'
C103	232.50'	48.08'	N 19°03'42" W	47.99'
C104	232.50'	46.35'	N 07°25'37" W	46.27'
C105	232.50'	46.35'	N 03°59'39" E	46.27'
C106	232.50'	46.35'	N 15°24'55" E	46.27'
C107	232.50'	46.35'	N 26°50'11" E	46.27'
C108	232.50'	46.35'	N 38°15'28" E	46.27'
C109	232.50'	14.29'	N 45°43'45" E	14.29'
C110	232.50'	12.01'	N 70°13'31" E	12.01'
C111	232.50'	55.53'	N 78°32'52" E	55.40'
C112	232.50'	55.53'	S 87°46'00" E	55.40'
C113	232.50'	55.53'	S 74°04'52" E	55.40'
C114	232.50'	55.53'	S 60°23'45" E	55.40'
C115	232.50'	55.53'	S 46°42'37" E	55.40'
C116	232.50'	37.21'	S 35°16'58" E	37.17'
C117	232.50'	55.53'	S 23°51'19" E	55.40'
C118	802.36'	56.36'	N 64°39'12" E	56.35'
C119	326.50'	4.00'	N 17°50'24" W	4.00'
C120	326.50'	46.56'	N 13°24'13" W	46.52'
C121	326.50'	46.56'	N 05°13'57" W	46.52'
C122	326.50'	46.56'	N 02°56'19" E	46.52'
C123	326.50'	44.75'	N 10°57'02" E	44.71'
C124	326.50'	42.70'	N 63°39'51" W	42.67'
C125	326.50'	46.56'	N 55°49'53" W	46.52'
C126	326.50'	13.27'	N 50°34'53" W	13.27'
C127	60.00'	25.47'	N 87°58'02" W	25.28'
C128	60.00'	51.92'	N 51°01'03" W	50.32'
C129	60.00'	43.31'	N 05°32'47" W	42.38'
C130	60.00'	47.70'	N 37°54'34" E	46.45'
C131	60.00'	57.14'	N 87°57'53" E	55.00'
C132	60.00'	61.73'	S 35°16'51" E	59.04'
C133	60.00'	15.06'	S 01°22'53" W	15.02'
C134	273.50'	31.77'	N 54°04'58" W	31.75'
C135	273.50'	47.74'	N 62°24'39" W	47.68'
C136	273.50'	11.64'	S 23°45'14" W	11.64'
C137	273.50'	75.52'	S 14°37'26" W	75.28'
C138	326.50'	4.89'	N 07°08'34" E	4.89'
C139	326.50'	46.56'	N 11°39'28" E	46.52'
C140	326.50'	46.56'	N 19°49'45" E	46.52'
C141	326.50'	46.56'	N 28°00'01" E	46.52'
C142	326.50'	33.13'	N 34°59'35" E	33.12'
C143	243.50'	74.58'	S 29°07'34" W	74.29'
C144	243.50'	116.85'	S 06°36'16" W	115.73'
C145	243.50'	21.05'	S 09°37'12" E	21.05'
C146	20.00'	2.93'	S 16°18'01" E	2.93'
C147	20.00'	24.07'	S 54°58'57" E	22.64'
C148	60.00'	65.71'	N 58°05'10" W	62.48'
C149	60.00'	65.98'	N 04°47'29" E	62.70'
C150	60.00'	42.57'	N 56°37'16" E	41.69'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C151	60.00'	44.72'	S 81°41'55" E	43.69'
C152	60.00'	56.67'	S 33°17'24" E	54.58'
C153	60.00'	11.08'	S 00°56'35" E	11.07'
C154	296.50'	1.62'	S 11°56'24" E	1.62'
C155	296.50'	55.43'	S 06°25'38" E	55.35'
C156	296.50'	55.43'	S 04°17'04" W	55.35'
C157	296.50'	55.43'	S 14°59'46" W	55.35'
C158	296.50'	55.43'	S 25°42'28" W	55.35'
C159	296.50'	35.38'	S 34°28'55" W	35.36'
C160	273.50'	52.20'	S 75°30'23" W	52.12'
C161	273.50'	32.07'	S 66°40'47" W	32.05'
C162	20.00'	9.47'	S 49°45'40" W	9.38'
C163	20.00'	9.54'	S 22°31'50" W	9.45'
C164	60.00'	51.04'	N 33°13'47" E	49.52'
C165	60.00'	38.05'	N 75°46'01" E	37.41'
C166	60.00'	49.58'	S 62°23'38" E	48.18'
C167	60.00'	115.51'	S 16°25'47" W	98.48'
C168	60.00'	48.38'	N 85°19'05" W	47.08'
C169	20.00'	17.54'	S 87°20'11" E	16.98'
C170	20.00'	1.47'	N 65°25'59" E	1.47'
C171	326.50'	24.03'	S 65°25'47" W	24.03'
C172	326.50'	46.56'	S 71°37'27" W	46.52'
C173	326.50'	30.00'	S 78°20'31" W	29.99'
C174	20.00'	15.42'	S 56°51'01" W	15.05'
C175	20.00'	3.59'	S 29°37'11" W	3.58'
C176	60.00'	65.91'	N 55°57'04" E	62.64'
C177	60.00'	47.22'	S 70°02'07" E	46.01'
C178	60.00'	62.61'	S 17°35'45" E	59.81'
C179	60.00'	51.92'	S 37°05'20" W	50.32'
C180	60.00'	64.95'	N 87°06'39" W	61.82'
C181	60.00'	9.96'	N 51°20'51" W	9.94'
C182	326.50'	48.55'	S 83°12'17" W	48.51'
C183	326.50'	52.70'	N 87°54'40" W	52.65'
C184	240.00'	140.14'	N 69°16'41" E	138.16'
C185	240.00'	38.11'	N 48°00'01" E	38.07'
C186	330.00'	22.02'	S 45°21'45" W	22.02'
C187	330.00'	17.39'	S 48°47'01" W	17.39'
C188	270.00'	16.98'	N 48°29'30" E	16.98'
C189	270.00'	60.22'	N 40°18'03" E	60.09'
C190	270.00'	62.62'	N 27°16'05" E	62.48'
C191	270.00'	15.93'	N 18°56'03" E	15.93'
C192	273.50'	161.99'	N 01°13'23" W	159.63'
C193	273.50'	44.05'	N 20°21'32" E	44.01'
C194	326.50'	30.03'	S 22°20'17" W	30.02'
C195	326.50'	46.56'	S 15°37'02" W	46.52'
C196	326.50'	27.46'	S 09°07'20" W	27.45'
C197	273.50'	103.57'	N 17°33'41" E	102.95'
C198	273.50'	45.30'	N 33°09'17" E	45.25'
C199	270.00'	79.82'	S 43°37'50" E	79.53'
C200	270.00'	104.39'	S 24°05'06" E	103.74'
C201	270.00'	92.94'	S 03°08'52" E	92.48'
C202	240.00'	54.09'	S 13°10'12" W	53.98'
C203	237.66'	110.01'	S 32°45'21" W	109.03'
C204	240.00'	108.59'	S 58°50'50" W	107.67'
C205	802.36'	89.03'	S 65°49'11" W	88.98'
C206	543.58'	64.73'	N 47°37'54" E	64.69'
C207	512.37'	75.24'	N 39°38'35" E	75.17'
C208	385.71'	96.52'	N 58°06'09" E	96.27'
C209	44.58'	6.86'	S 64°44'58" W	6.86'
C210	15.34'	23.35'	S 20°03'33" W	21.16'
C211	54.98'	49.07'	S 03°50'05" E	47.46'
C212	60.82'	46.42'	S 41°57'36" W	45.30'
C213	82.36'	72.85'	S 26°17'04" W	70.50'
C214	127.88'	99.73'	N 26°04'21" E	97.22'
C215	28.77'	33.71'	N 25°36'59" E	31.81'
C216	55.04'	85.80'	N 18°06'56" E	77.37'
C217	28.93'	23.58'	N 26°00'20" E	22.93'
C218	1776.96'	163.94'	N 06°19'06" E	163.88'
C219	222.10'	79.54'	N 05°53'05" E	79.12'
C220	104.00'	95.95'	N 22°06'55" E	92.58'
C221	73.38'	29.54'	N 53°07'40" E	29.35'
C222	884.62'	37.43'	N 18°05'39" E	37.43'
C223	884.62'	180.58'	N 11°02'02" E	180.27'
C224	884.62'	183.53'	N 25°15'00" E	183.20'
C225	60.00'	20.14'	S 12°48'30" E	20.05'
C226	60.00'	26.25'	S 34°57'27" E	26.04'
C227	60.00'	20.16'	S 21°34'52" E	20.07'
C228	60.00'	87.48'	S 29°48'51" W	79.93'
C229	60.00'	20.10'	S 69°55'49" E	20.00'
C230	60.00'	24.64'	N 88°42'40" E	24.46'

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Final Plat\005956_La Cima Phase 1, Section 1_Final Plat.dwg

DATE: 08-26-16	DRAWN BY: KLC	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005956	DRAWING #: FINAL PLAT	PLAN #: 1171	REF. 2345

NO.	REVISION	BY	DATE

PLOT DATE: Dec 15,2017-11:39am

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FINAL PLAT
LA CIMA
PHASE 1, SECTION 1
JOHN WILLIAMS SURVEY, ABSTRACT 490
HAYS COUNTY, TEXAS

PLAN #: 1171