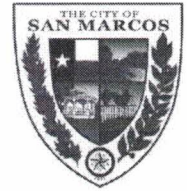


# ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION



Updated: October, 2019

## CONTACT INFORMATION

Applicant's Name	Doug Goss	Property Owner	LCSM Ph 1-2, LLC
Company	Natural Development	Company	LCSM Ph 1-2, LLC
Applicant's Mailing Address	11612 FM 2244, Bldg 1, Ste 140, Austin, TX 78738	Owner's Mailing Address	303 Colorado, Ste 2300, Austin, TX 78701
Applicant's Phone #	512-402-1790	Owner's Phone #	512-457-8000
Applicant's Email	dougg@nd-austin.com	Owner's Email	ericw@nd-austin.com

## PROPERTY INFORMATION

Subject Property Address(es): W. Centerpoint Road and Copper Sage Drive (east side of W. Centerpoint Road)  
 Legal Description: Lot ALL Block ALL Subdivision La Cima Phase 1, Section 2  
 Total Acreage: 56.923 Tax ID #: R  
 Preferred Scenario Designation: \_\_\_\_\_ Existing Zoning: NA  
 Existing Land Use(s): Agriculture--wildlife exemption

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): SF 4.5  
 Proposed Land Uses / Reason for Change: City requiring annexation upon platting per development agreement

## AUTHORIZATION

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

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

\*Existing Neighborhood Regulating Plan Included.

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

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

PROPERTY OWNER AUTHORIZATION

I, Bryan Lee, Manager (owner name) on behalf of  
LCSM Ph. 1-2, LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
W. Centerpoint Road and Copper Sage (address).

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

Signature of Owner:  Date: 12-5-19

Printed Name, Title: Bryan Lee, Manager

Signature of Agent:  Date: 11/5/2019

Printed Name, Title: Doug Goss, Project Manager

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

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

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

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

Signature: 

Date: 12/5/19

Print Name: Arzon Wikel

Form Updated October, 2019

### FIELD NOTES DESCRIPTION

DESCRIPTION OF 56.923 ACRES OF LAND IN THE JOHN WILLIAMS SURVEY, A-490, HAYS COUNTY, TEXAS, BEING A PORTION OF A CERTAIN CALLED 58.636 ACRE TRACT DESCRIBED IN THE DEED TO LCSM PH. 1-2, LLC OF RECORD IN INSTRUMENT NO. 17017222, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SIAD 58.636 ACRE TRACT BEING A PORTION OF A CERTAIN CALLED 649.592 ACRE TRACT DESCRIBED IN THE DEED TO LAZY OAKS RANCH, LP OF RECORD IN VOLUME 4877, PAGE 632, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 56.923 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½-inch iron rod with a plastic cap stamped "BCG" set in the southeast line of the said 649.592 acre tract and the northwest line of a certain called 311.74 acre tract described in the deed to Claud Kern Wildenthal of record in Volume 1385, Page 398, Official Public Records of Hays County, Texas, for the south corner of a certain called 5.000 acre tract described in Exhibit C, reservation for exploration, exploitation and/or production of oil/gas or minerals, of record in said Volume 4877, Page 632, Official Public Records of Hays County, Texas, for a northeast corner of the said 58.636 acre tract and for a northeast corner and **POINT OF BEGINNING** of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "BCG" previously set at an angle point in the southeast line of the said 649.592 acre tract and the northwest line of the said 311.74 acre tract bears N 45°32'23" E, a distance of 836.08 feet;

**THENCE** S 45°32'23" W, with the southeast line of the said 58.636 acre tract and the northwest line of the said 311.74 acre tract, with the southeast line of the tract described herein, a distance of 1,011.20 feet to a ½-inch iron rod with a plastic cap stamped "BCG" set for the south corner of the said 58.636 acre tract and of the tract described herein, from which a 6-inch cedar fence post found at an angle point in the southeast line of the said 649.592 acre tract and the northwest line of the said 311.74 acre tract bears S 45°32'23" W, a distance of 5,336.80 feet;

**THENCE** N 08°46'59" W leaving the northwest line of the said 311.74 acre tract, crossing the said 649.592 acre tract, with the west line of the said 58.636 acre tract and of the tract described herein a distance of 269.69 feet to a ½-inch iron rod with a plastic cap stamped "BCG" set for an angle point in the west line of the tract described herein;

**THENCE** crossing the said 58.636 acre tract and continuing across the said 649.592 acre tract, with the west line of the tract described herein, the following eight (8) courses and distances:

1. N 00°55'44" W, a distance of 241.78 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for an angle point,
2. N 01°43'52" W, a distance of 88.35 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for an angle point,
3. N 09°27'36" W, a distance of 130.16 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for an angle point,
4. N 12°02'57" W, a distance of 320.26 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for an angle point,
5. N 24°03'48" W, a distance of 137.75 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for an angle point,
6. N 29°44'01" W, a distance of 172.57 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for an angle point,
7. N 36°16'25" W, a distance of 99.57 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for an angle point, and

8. N 43°14'53" W, a distance of 82.50 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set in the southeast right-of-way line of West Centerpoint Road, a variable-width right-of-way, called 45.839 acres and described in the street deed to Hays County, Texas, of record in Volume 5310, Page 161, Official Public Records of Hays County, Texas, for the northwest corner of the tract described herein;

**THENCE** continuing across the said 649.592 acre tract, with the southeast right-of-way line of said West Centerpoint Road, with the northwest line the said 58.636 acre tract and of the tract described herein, the following twenty (20) courses and distances:

1. N 13°47'53" E, a distance of 162.99 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for a point of non-tangent curvature,
2. with the arc of a curve to the left, having a radius of 1,015.00 feet, an arc length of 55.59 feet, and a chord which bears N 39°06'44" E, a distance of 55.58 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for a point of reverse-curvature,
3. with the arc of a curve to the right, having a radius of 20.00 feet, an arc length of 29.76 feet, and a chord which bears N 80°10'00" E, a distance of 27.09 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for an angle point,
4. N 36°21'31" E, a distance of 60.12 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for a point of non-tangent curvature,
5. with the arc of a non-tangent curve to the right, having a radius of 20.00 feet, an arc length of 31.61 feet, and a chord which bears N 11°56'15" W, a distance of 28.42 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for a point-of-tangency,
6. N 33°20'06" E, a distance of 34.25 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for an angle point,
7. N 41°29'53" E, a distance of 22.65 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for a point-of-curvature,
8. with the arc of a non-tangent curve to the left, having a radius of 250.00 feet, an arc length of 89.33 feet, and a chord which bears N 31°15'40" E, a distance of 88.86 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for a point-of-tangency,
9. N 33°20'06" E, a distance of 323.11 feet to a ½-inch iron rod with plastic cap stamped "BCG" set for a point-of-curvature,
10. with the arc of a curve to the left, having a radius of 1,535.00 feet, an arc length of 269.37 feet, and a chord which bears N 28°18'28" E, a distance of 269.02 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for a point-of-tangency,
11. N 23°16'50" E, a distance of 106.62 feet to a ½-inch iron rod with a plastic cap stamped "BCG" previously set for a point-of-curvature,
12. with the arc of a curve to the right, having a radius of 20.00 feet, an arc length of 31.42 feet, and a chord which bears N 68°16'50" E, a distance of 28.28 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for an angle point,
13. N 23°16'50" E, a distance of 60.00 feet a ½-inch iron rod with plastic cap stamped "BCG" previously set for a point of non-tangent curvature,
14. with the arc of a curve to the right, having a radius of 20.00 feet, an arc length of 31.42 feet, and a chord which bears N 21°43'10" W, a distance of 28.28 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for a point-of-tangency,

15. N 23°16'50" E, a distance of 140.14 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for a point-of-curvature,
16. with the arc of a curve to the right, having a radius of 715.00 feet, an arc length of 632.32 feet, and a chord which bears N 48°36'56" E, a distance of 611.91 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for a point of compound-curvature,
17. with the arc of a curve to the right, having a radius of 20.00 feet, an arc length of 32.85 feet, and a chord which bears S 59°00'02" E, a distance of 29.28 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for an angle point,
18. N 77°50'53" E, a distance of 60.00 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for a point of non-tangent curvature,
19. with the arc of a curve to the right, having a radius of 20.00 feet, an arc length of 32.32 feet, and a chord which bears N 34°20'37" E, a distance of 28.92 feet to a ½-inch iron rod with plastic cap stamped "BCG" previously set for a point-of-tangency, and
20. N 80°38'20" E, a distance of 262.13 feet to a ½-inch iron rod with plastic cap stamped "BCG" set for the northerly northeast corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "BCG" previously set for the northeast corner of the said 58.636 acre tract bears N 80°38'20" E, a distance of 13.06 feet;

**THENCE** leaving the southeast right-of-way line of said West Centerpoint Road and crossing the said 58.636 acre tract, with the east line of the tract described herein, the following five (5) courses and distances:

1. S 03°11'10" W, a distance of 1,461.22 feet to a ½-inch iron rod with a plastic cap stamped "BCG" set for an angle point,
2. S 13°10'56" W, a distance of 91.81 feet to a ½-inch iron rod with a plastic cap stamped "BCG" set for an angle point,
3. S 22°56'08" W, a distance of 39.67 feet to a ½-inch iron rod with a plastic cap stamped "BCG" set for an angle point,
4. S 22°14'34" W, a distance of 53.71 feet to a ½-inch iron rod with a plastic cap stamped "BCG" set for an angle point, and
5. S 22°05'52" W, a distance of 63.16 feet to a ½-inch iron rod with a plastic cap stamped "BCG" set in the north line of the said 5.000 acre tract, same being an angle point in the east line of the tract described herein;

**THENCE** continuing across the said 649.592 acre tract, with the north and west lines of the said 5.000 acre tract, with a southeast and northeast line of the said 58.636 acre tract and of the tract described herein, the following two (2) courses and distances:

1. S 45°32'23" W, a distance of 663.91 feet to a ½-inch iron rod with a plastic cap stamped "BCG" set for the west corner of the said 5.000 acre tract, same being a re-entrant corner of the tract described herein, and
2. S 44°27'37" E, a distance of 400.00 feet to the **POINT OF BEGINNING** and containing 56.923 acres of land, more or less.

**BEARING BASIS:** Texas Coordinate System, South Central Zone, NAD83, Grid.

BOWMAN WORD FILE: FN2327(jb)  
H:\Survey\FieldNotes\FN-2000s\FN2327(jb).doc

56.923 Acres  
John Williams Survey, A-490,  
Hays County, Texas

Job No. 5956-01-001  
FN2327(jb)  
Page 4 of 4

THE STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a series of surveys made on the ground during the months of December 2013 through December 2019, under my direction and supervision.

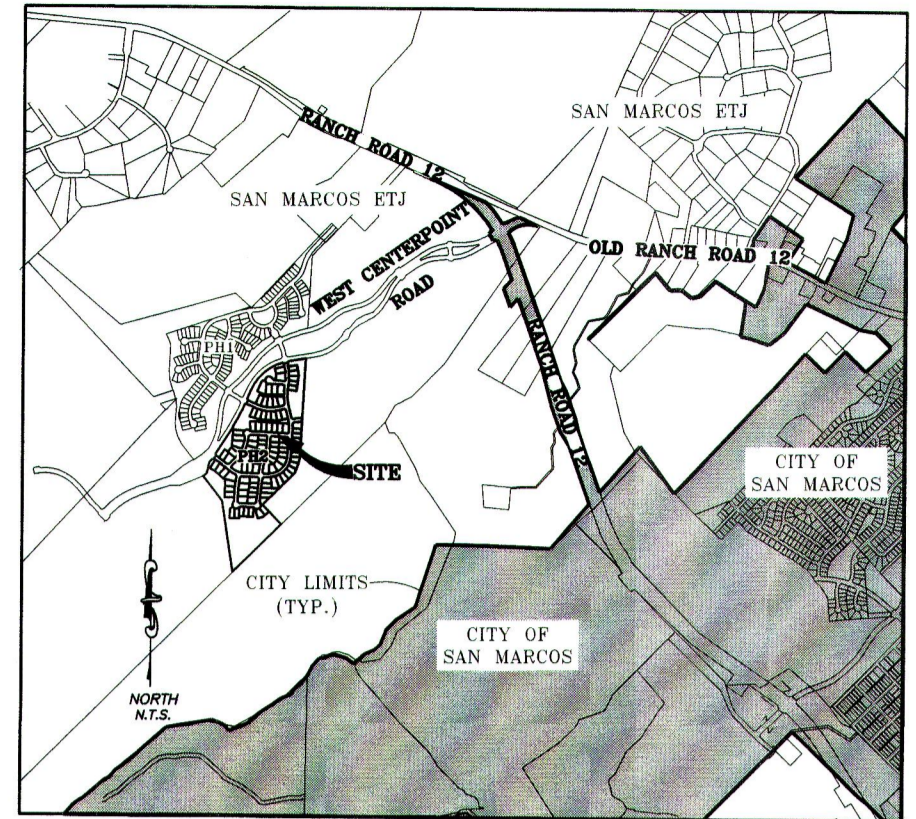
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 30<sup>th</sup> day of December 2019 A.D.

Bowman Consulting Group, Ltd.  
Austin, Texas 78746



John D. Barnard  
Registered Professional Land Surveyor  
No. 5749 – State of Texas

# LA CIMA PHASE I, SECTION 2 FINAL PLAT



LOCATION MAP  
NOT TO SCALE

**PROJECT ADDRESS:**

THIS PROJECT IS LOCATED ON WEST CENTERPOINT ROAD, 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 ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: MONTEZUMA CYPRESS PATH, COPPER SAGE DRIVE, ACADEMY OAKS DRIVE, HONEY MESQUITE LANE, LIONS TAIL LANE, RAINBOW VALLEY TRAIL, QUIET OAK ROAD, CORAL VINE TRAIL, LINWOOD PATH. STREETS WITH 53' R.O.W. SHALL HAVE 4' SIDEWALK ON BOTH SIDES AND STREETS WITH 60' R.O.W. SHALL HAVE 5' SIDEWALK ON BOTH SIDES. 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, AND AMENDED MAY 15, 2018 IN RESOLUTION 2018-75R.
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. 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.
9. 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.
10. THE SUBJECT TRACT SHOWN HEREON IS IN THE SAN MARCOS CISD AND IN ESD 3.
11. DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
12. TRAILS LOCATED WITHIN OPEN SPACE LOTS SHALL PERMIT PUBLIC ACCESS.
13. SECOND MEANS OF FIRE ACCESS SHALL BE PROVIDED BY THE SAN MARCOS ACADEMY ENTRANCE.
14. ACCORDING TO THE CITY-ADOPTED FLOOD MAPS AND MODEL, A PORTION OF THIS PLAT IS SUBJECT TO CITY OF SAN MARCOS FLOODPLAIN REGULATIONS.
15. ROAD SECTIONS ARE COVERED BY THE DEVELOPMENT AGREEMENT WITH CITY OF SAN MARCOS AND WILL BE MAINTAINED BY THE CITY OF SAN MARCOS PER THE DEVELOPMENT AGREEMENT.

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.

LOT SIZE SUMMARY	
TOTAL NUMBER OF LOTS	108
AVERAGE SIZE OF LOTS	0.445 AC.
10.0 AC. OR GREATER	1 (LOT 32, BLOCK F)
GREATER THAN 5.0 AC. LESS THAN 10.0 AC.	0
GREATER THAN 2.0 AC. LESS THAN 5.0 AC.	3 (LOT 6, BLOCK A, LOT 7, BLOCK B, & LOT 6, BLOCK C)
GREATER THAN 1.0 AC. LESS THAN 2.0 AC.	0
LESS THAN 1.0 AC.	104

TOM POPE, R.S., C.F.M.,  
HAYS COUNTY FLOODPLAIN  
ADMINISTRATOR  
*Tom Pope 12-5-2019*

CAITLYN STRICKLAND  
DIRECTOR, HAYS COUNTY  
DEVELOPMENT SERVICES  
*CS 12-5-19*

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.

CAITLYN STRICKLAND  
DIRECTOR, HAYS COUNTY  
DEVELOPMENT SERVICES  
*CS 12-5-19*

STREET SUMMARY					
STREET NAME	STREET LENGTH	PAVE. WIDTH	ROW WIDTH	SIDEWALK WIDTH	CLASSIFICATION
MONTEZUMA CYPRESS PATH	274 L.F.	33' F-F	53'	4'	LOCAL COLLECTOR
COPPER SAGE DRIVE	1,474 L.F.	33' F-F	53'	4'	LOCAL
COPPER SAGE DRIVE	1,261 L.F.	33' F-F	60'	5'	LOCAL
ACADEMY OAKS DRIVE	620 L.F.	37' F-F	53'	4'	LOCAL
HONEY MESQUITE LANE	173 L.F.	33' F-F	53'	4'	LOCAL
LIONS TAIL LANE	650 L.F.	33' F-F	53'	4'	LOCAL
RAINBOW VALLEY TRAIL	593 L.F.	33' F-F	53'	4'	LOCAL
QUIET OAK ROAD	1,076 L.F.	33' F-F	53'	4'	LOCAL
CORAL VINE TRAIL	454 L.F.	33' F-F	53'	4'	LOCAL
LINWOOD PATH	316 L.F.	33' F-F	53'	4'	LOCAL

LOT SUMMARY	
RIGHT-OF-WAY	8,838 ACRES
S.F. LOTS (101)	25,893 ACRES
OPEN SPACE LOTS (7)	22,192 ACRES
TOTAL	56,923 ACRES

ALLOWABLE/ASSUMED IMPERVIOUS COVER TABLE			
LOT WIDTH	TYPICAL DIMENSIONS	% IMPERVIOUS COVER	ALLOWED/ASSUMED IMPERVIOUS COVER
50'	50' X 125'	60%	3,750
60'	60' X 125'	60%	4,500
70'	70' X 125'	60%	5,250
80'	80' X 140'	50%	5,600

CORNER LOT FRONTAGES		
BLOCK	LOT	STREET NAME THAT LOTS FRONT
B	2	COPPER SAGE DRIVE
B	3	MONTEZUMA CYPRESS PATH
B	12	ACADEMY OAKS DRIVE
C	15	LIONS TAIL LANE
C	16	ACADEMY OAKS DRIVE
D	1	RAINBOW VALLEY TRAIL
D	15	QUIET OAK ROAD
E	1	QUIET OAK ROAD
E	13	COPPER SAGE DRIVE
F	1	COPPER SAGE DRIVE
F	15	QUIET OAK ROAD
F	29	CORAL VINE TRAIL
G	1	CORAL VINE TRAIL
G	4	CORAL VINE TRAIL
G	5	QUIET OAK ROAD
G	8	QUIET OAK ROAD

- AREA TABLES PHASE 1, SECTION 2:**
1. TOTAL ACREAGE: 56.923 ACRES.
  2. THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 8,838 ACRES.
  3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 7772 LINEAR FEET.

**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

TOTAL NUMBER OF LOTS: 108  
SINGLE FAMILY: 101  
OPEN SPACE: 7  
PRIVATE STREET: 0

TABLE OF LAND USE	
BLOCK A, LOT 6; BLOCK B, LOT 7; BLOCK C, LOT 6;	OPEN SPACE
BLOCK D, LOT 6; BLOCK E, LOT 6; BLOCK F, LOT 18 & LOT 32	SINGLE FAMILY
ALL OTHER LOTS	SINGLE FAMILY

**FINAL PLAT**  
**LA CIMA**  
**PHASE 1, SECTION 2**  
**JOHN WILLIAMS SURVEY, ABSTRACT 490**  
**HAYS COUNTY, TEXAS**

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS, THAT WE, LCSM PH.1-2, LLC, A TEXAS LIMITED LIABILITY COMPANY BY AND THROUGH, BRYAN W. LEE, MANAGER, LCSM PH.1-2, 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 A PORTION OF A CERTAIN CALLED 58,636 ACRE TRACT DESCRIBED IN THE DEED OF ABSTRACT NO. 490, HAYS COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 58,636 ACRE TRACT DESCRIBED IN THE DEED 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; DO HEREBY SUBDIVIDE SAID 58,636 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

**LA CIMA PHASE 1, SECTION 2**

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.1-2, LLC, HAVE CAUSED THESE PRESENTS TO BE

EXECUTED THIS THE 3rd DAY OF December, 2019 A.D.

*Bryan W. Lee*  
BRYAN W. LEE, MANAGER  
LCSM, PH.1-2, 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.1-2, 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 3rd DAY OF December, 2019,  
BY: *Adriana Arter*  
NOTARY PUBLIC



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 3rd DAY OF December, A.D. 2019.

PLAINSCAPITAL BANK,  
BY: *Frank E. Jackel*  
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 3rd DAY OF December, 2019,  
BY: *Elaine H. Cardenas*  
NOTARY PUBLIC



STATE OF TEXAS §  
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, ELAINE H. CARDENAS, 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 18th DAY OF December, 2019, A.D., IN THE PLAT RECORDS OF SAID

COUNTY AND STATE IN DOCUMENT NUMBER 19046884 WITNESS MY HAND AND SEAL OF OFFICE

OF COUNTY CLERK OF SAID COUNTY ON THIS THE 18th DAY OF December, 2019, A.D.

FILED FOR RECORD AT 3:30 O'CLOCK P.M. THIS THE 18th DAY OF December, 2019, A.D.

BY: *Elaine H. Cardenas by Neil Kotzer, Deputy*  
ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS



**CITY OF SAN MARCOS**  
**APPROVAL CERTIFICATE**

APPROVED AND AUTHORIZED TO BE RECORDED ON THE 10th DAY OF September, 2019, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

*Russell J. ...*  
CIP & ENGINEERING  
DATE: 12/16/19

*W. ...*  
DIRECTOR OF PLANNING & DEVELOPMENT SERVICES  
DATE: 12/16/19

*G. ...*  
RECORDING SECRETARY  
DATE: 12/10/19

*W. ...*  
CHAIRMAN, PLANNING & ZONING COMMISSION  
DATE: 12/17/19

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: *Nicholas G. Keil*  
NICHOLAS G. KEIL  
REGISTERED PROFESSIONAL ENGINEER  
NO. 104450 - 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.

BY: *John D. Barnard*  
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).

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Final Plat\005956-La Cima Phase 1, Section 2\_Final Plat.dwg

DATE	DRAWN BY	CREW
04-13-18	EN	CAF, MK
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:
OB #: 005956	DRAWING #: FINAL PLAT	PLAN #: 1207

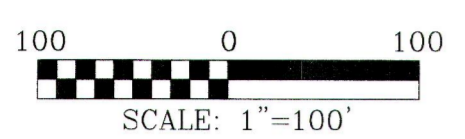


Bowman Consulting Group, Ltd.  
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Phone: (512) 327-1180 Fax: (512) 327-4062  
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00



# LA CIMA PHASE 1, SECTION 2 FINAL PLAT

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

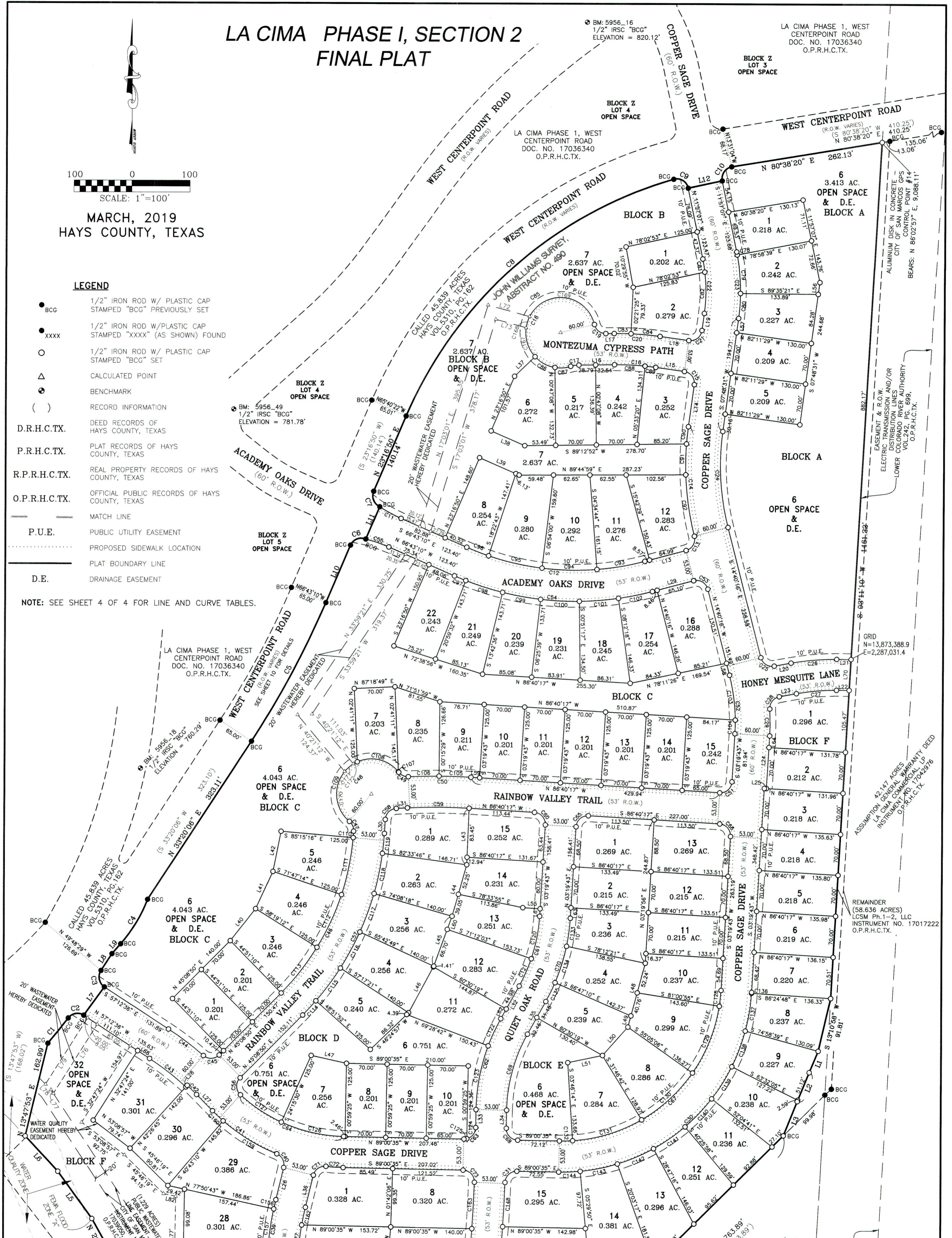


MARCH, 2019  
HAYS COUNTY, TEXAS

### 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.T.X. DEED RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.T.X. PLAT RECORDS OF HAYS COUNTY, TEXAS
- R.P.R.H.C.T.X. REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.T.X. 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 4 OF 4 FOR LINE AND CURVE TABLES.



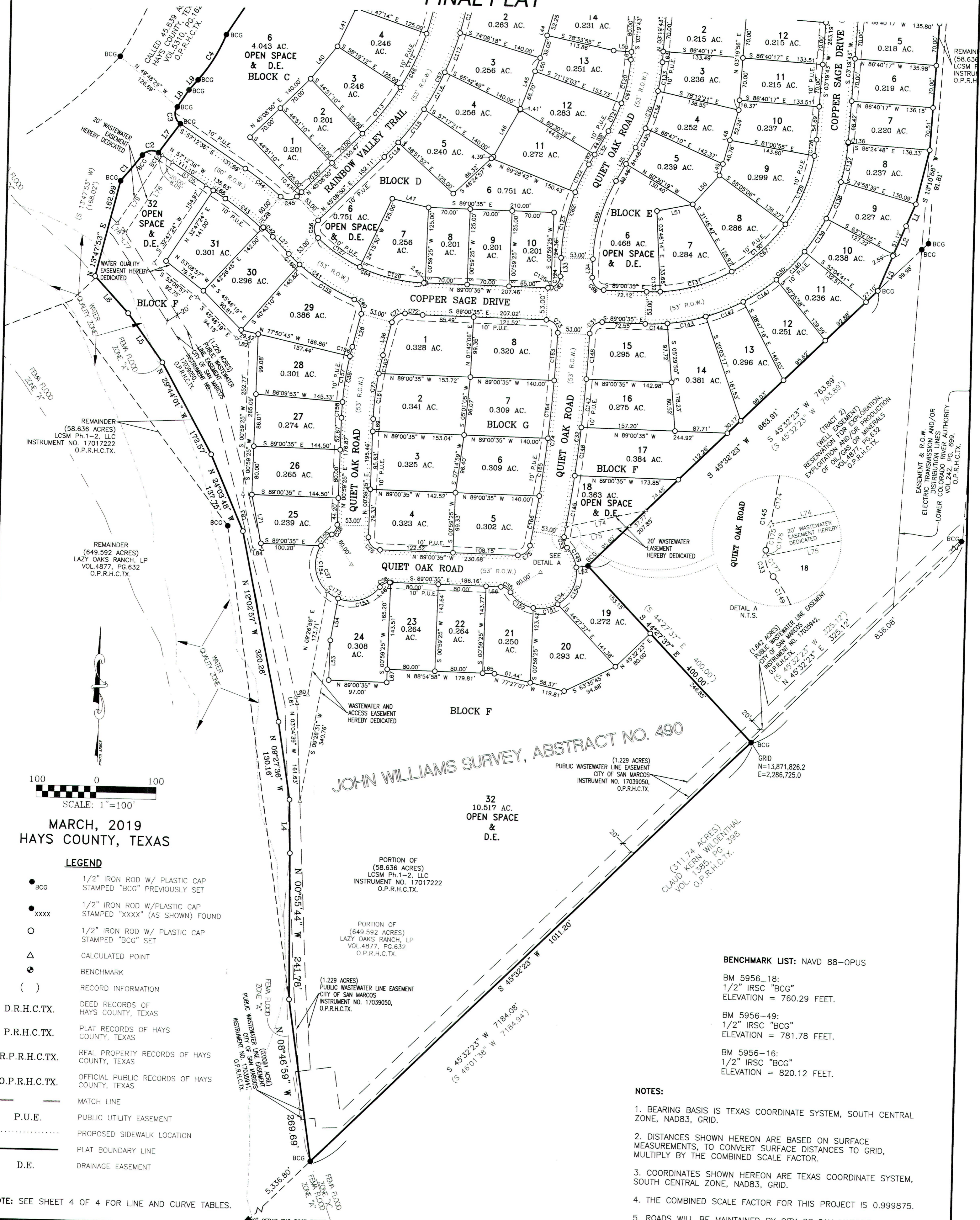
FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Final Plat\005956-La Cima Phase 1, Section 2 Final Plat.dwg	DATE: 04-13-18	DRAWN BY: EN	CREW: CAF, MK
	SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:
	JOB #: 005956	DRAWING #: PLAT	PLAN #: 1207



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

**FINAL PLAT**  
LA CIMA  
PHASE 1, SECTION 2  
JOHN WILLIAMS SURVEY, ABSTRACT 490  
HAYS COUNTY, TEXAS

# LA CIMA PHASE I, SECTION 2 FINAL PLAT



100 0 100  
SCALE: 1"=100'

MARCH, 2019  
HAYS COUNTY, TEXAS

**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 4 OF 4 FOR LINE AND CURVE TABLES.

JOHN WILLIAMS SURVEY, ABSTRACT NO. 490

PORTION OF (58.636 ACRES)  
LCSM Ph.1-2, LLC  
INSTRUMENT NO. 17017222  
O.P.R.H.C.TX.

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

(1.229 ACRES)  
PUBLIC WASTEWATER LINE EASEMENT  
CITY OF SAN MARCOS  
INSTRUMENT NO. 17039050,  
O.P.R.H.C.TX.

- 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.

**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. ROADS WILL BE MAINTAINED BY CITY OF SAN MARCOS AFTER FINAL APPROVAL AND ACCEPTANCE.

FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\Final Plat\005956_La Cima Phase 1, Section 2 Final Plat.dwg		
DATE: 04-13-18	DRAWN BY: EN	CREW: CAF, MK
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:
JOB #: 005956	DRAWING #: PLAT	PLAN #: 1207
NO.	REVISION	BY DATE



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

**FINAL PLAT**  
**LA CIMA**  
**PHASE 1, SECTION 2**  
**JOHN WILLIAMS SURVEY, ABSTRACT 490**  
**HAYS COUNTY, TEXAS**

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 22°56'08" W	39.67'
L2	S 22°14'34" W	53.71'
L3	S 22°05'52" W	63.16'
L4	N 01°43'52" W	88.35'
L5	N 36°16'25" W	99.57'
L6	N 43°14'53" W	82.50'
L7	N 36°21'31" E	60.12'
L8	N 33°20'06" E	34.25'
L9	N 41°29'53" E	22.85'
L10	N 23°16'50" E	106.62'
L11	N 23°16'50" E	60.00'
L12	N 77°50'53" E	60.00'
L13	N 75°19'44" E	73.56'
L14	N 07°48'31" E	72.25'
L15	N 82°11'29" W	50.00'
L16	S 89°12'52" W	61.33'
L17	N 89°12'52" E	14.43'
L18	S 82°11'29" E	50.00'
L19	N 07°48'31" E	29.46'
L20	S 79°44'03" W	29.62'
L21	N 89°41'26" W	24.61'
L22	S 89°41'26" E	21.95'
L23	N 79°44'03" E	29.94'
L24	N 03°19'43" E	89.71'
L25	S 86°40'17" E	3.50'
L26	S 13°54'37" W	56.33'
L27	S 44°51'10" E	38.88'
L28	N 42°26'45" E	3.50'
L29	N 75°19'44" E	73.56'
L30	S 03°19'43" W	23.94'
L31	S 87°04'19" W	19.26'
L32	N 29°29'41" E	63.94'
L33	N 00°59'25" E	30.73'
L34	S 00°59'25" W	30.73'
L35	S 29°29'41" W	63.94'
L36	N 13°54'37" E	56.33'
L37	N 46°44'42" E	48.52'
L38	S 66°43'10" E	63.44'
L39	S 66°43'10" E	74.51'
L40	N 38°24'49" E	70.00'
L41	N 24°56'47" E	70.00'
L42	N 11°28'45" E	70.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L43	N 02°06'57" E	96.39'
L44	N 15°51'01" E	91.30'
L45	S 20°04'26" W	90.57'
L46	N 28°29'55" E	90.57'
L47	N 77°49'53" W	62.30'
L48	N 15°09'41" E	93.00'
L49	N 15°09'41" E	19.60'
L50	N 41°52'56" E	65.30'
L51	N 78°17'53" E	61.00'
L52	S 81°04'33" W	19.61'
L53	S 00°59'25" W	65.67'
L54	S 09°26'09" W	70.27'
L55	S 86°40'17" E	30.00'
L56	S 07°48'31" W	20.39'
L57	N 07°48'31" E	24.56'
L58	S 14°40'16" E	20.98'
L59	S 86°40'17" E	14.94'
L60	N 20°04'26" E	23.87'
L61	S 03°19'43" W	12.97'
L62	S 29°29'41" W	18.96'
L63	N 03°19'43" E	17.91'
L64	N 03°19'43" E	19.71'
L65	S 89°00'35" E	19.81'
L66	S 89°00'35" E	24.71'
L67	N 00°59'25" E	21.69'
L68	S 57°12'36" E	24.53'
L69	N 00°59'25" E	20.30'
L70	S 03°11'10" W	53.07'
L71	S 11°59'11" E	82.10'
L72	S 74°48'52" E	74.39'
L73	S 74°48'52" E	54.29'
L74	N 77°30'42" E	136.32'
L75	N 77°30'42" E	111.97'
L76	N 32°32'24" E	140.36'
L77	N 33°54'26" W	7.53'
L78	N 45°05'40" W	13.41'
L79	N 32°32'24" E	134.57'
L80	N 78°23'21" E	20.53'
L81	N 13°35'15" W	10.58'
L82	S 77°50'43" E	21.40'
L83	S 11°46'24" E	92.36'
L84	S 89°06'45" E	15.37'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1015.00'	55.59'	N 39°06'44" E	55.58'
C2	20.00'	29.76'	N 80°10'00" E	27.09'
C3	20.00'	31.61'	N 11°56'15" W	28.42'
C4	250.00'	89.33'	N 31°15'40" E	88.86'
C5	1535.00'	269.37'	N 28°18'28" E	269.02'
C6	20.00'	31.42'	N 68°16'50" E	28.28'
C7	20.00'	31.42'	N 21°43'10" W	28.28'
C8	715.00'	632.32'	N 48°36'56" E	611.91'
C9	20.00'	32.85'	S 59°00'02" E	29.28'
C10	20.00'	32.32'	N 34°20'37" E	28.92'
C11	250.00'	41.88'	S 61°55'12" E	41.83'
C12	473.50'	313.64'	S 85°41'43" E	307.93'
C13	20.00'	31.41'	N 30°20'02" E	28.28'
C14	480.00'	188.24'	S 03°25'34" E	187.04'
C15	20.09'	31.38'	N 37°11'29" W	28.28'
C16	473.50'	71.02'	N 86°29'18" W	70.96'
C17	50.00'	14.36'	S 80°59'16" W	14.31'
C18	60.00'	286.74'	S 29°40'06" W	81.98'
C19	20.00'	27.00'	S 52°06'18" E	25.00'
C20	526.50'	78.98'	N 86°29'18" W	78.90'
C21	20.00'	31.42'	N 52°48'31" E	28.28'
C22	270.00'	93.12'	N 02°04'18" W	92.66'
C23	332.34'	113.81'	N 02°04'18" W	113.25'
C24	420.00'	164.79'	S 03°25'52" E	163.73'
C25	20.00'	29.88'	S 57°28'06" E	27.18'
C26	426.50'	78.72'	S 85°01'19" W	78.61'
C27	373.50'	68.94'	S 85°01'19" W	68.84'
C28	20.00'	29.09'	S 38°04'19" W	26.59'
C29	380.00'	45.89'	N 00°07'51" W	45.86'
C30	326.50'	499.54'	N 47°09'34" E	452.22'
C31	20.00'	31.05'	S 46°30'49" W	28.02'
C32	2528.87'	339.09'	N 05°52'54" E	338.84'
C33	20.00'	18.75'	S 17°08'11" E	18.07'
C34	60.00'	198.39'	N 50°43'35" E	119.59'
C35	20.00'	19.01'	N 61°46'44" W	18.30'
C36	20.00'	19.01'	S 63°45'35" W	18.30'
C37	60.00'	208.31'	S 44°00'35" E	118.37'
C38	20.00'	19.01'	N 28°13'16" E	18.30'
C39	526.50'	118.72'	S 07°27'01" W	118.47'
C40	20.00'	28.72'	N 27°14'01" W	26.32'
C41	326.50'	134.05'	S 56°36'55" E	133.11'
C42	473.50'	22.32'	N 46°12'12" W	22.32'
C43	470.00'	79.21'	N 52°22'55" W	79.12'
C44	530.00'	75.24'	N 53°08'35" W	75.18'
C45	20.00'	29.94'	N 88°02'08" E	27.22'
C46	423.50'	309.65'	N 24°12'03" E	302.80'
C47	20.00'	18.98'	N 23°56'21" W	18.28'
C48	60.00'	201.77'	S 45°12'14" W	119.27'
C49	20.00'	18.93'	S 65°34'48" E	18.23'
C50	1026.50'	108.01'	N 89°41'09" W	107.96'
C51	20.00'	31.42'	N 48°19'43" E	28.28'
C52	320.00'	100.53'	N 05°40'16" W	100.12'
C53	20.00'	31.42'	N 59°40'16" W	28.28'
C54	526.50'	348.74'	S 85°41'43" E	342.40'
C55	250.00'	41.88'	N 71°31'08" W	41.83'
C56	20.00'	32.49'	S 01°23'37" E	29.03'
C57	476.50'	347.78'	N 24°14'16" E	340.12'
C58	20.00'	29.23'	S 45°12'01" W	26.70'
C59	973.50'	106.31'	N 89°47'59" W	106.25'
C60	20.00'	31.42'	N 41°40'17" W	28.28'
C61	273.50'	124.90'	N 16°24'42" E	123.82'
C62	326.50'	162.43'	S 15°14'33" W	160.76'
C63	20.00'	31.42'	N 45°59'25" E	28.28'
C64	273.50'	196.08'	S 68°28'18" E	191.90'
C65	20.00'	31.42'	S 48°19'43" W	28.28'
C66	20.00'	31.42'	N 41°40'17" W	28.28'
C67	273.50'	418.45'	N 47°09'34" E	378.82'
C68	20.00'	31.42'	S 44°00'35" E	28.28'
C69	273.50'	136.06'	S 15°14'33" W	134.67'
C70	326.50'	149.11'	N 16°24'42" E	147.82'
C71	20.00'	28.72'	S 55°03'15" W	26.32'
C72	326.50'	29.68'	S 86°24'21" E	29.67'
C73	20.00'	31.79'	N 43°28'00" W	28.55'
C74	2471.06'	354.95'	N 06°11'14" E	354.65'
C75	20.00'	28.17'	N 50°38'40" E	25.90'
C76	20.00'	31.42'	S 44°00'35" E	28.28'
C77	473.50'	106.77'	S 07°27'01" W	106.55'
C78	332.34'	5.35'	N 11°25'13" W	5.35'
C79	332.34'	65.85'	N 05°16'59" W	65.74'
C80	332.34'	42.61'	N 04°03'57" E	42.58'
C81	270.00'	22.65'	N 09°32'54" W	22.65'
C82	270.00'	70.47'	N 00°19'55" E	70.27'
C83	526.50'	28.88'	N 89°12'52" W	28.87'
C84	526.50'	50.10'	N 84°55'02" W	50.08'
C85	60.00'	219.73'	S 61°39'37" W	115.96'
C86	60.00'	39.68'	S 62°11'57" E	38.96'
C87	60.00'	27.33'	N 85°48'32" E	27.09'
C88	473.50'	52.41'	N 87°36'54" W	52.38'
C89	473.50'	18.62'	N 83°19'04" W	18.62'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C90	480.00'	29.61'	S 06°02'30" W	29.60'
C91	480.00'	52.91'	S 01°07'01" W	52.88'
C92	480.00'	105.73'	S 08°21'04" E	105.51'
C93	473.50'	83.40'	N 80°22'30" E	83.29'
C94	473.50'	94.86'	S 88°50'22" E	94.70'
C95	473.50'	94.86'	S 77°21'39" E	94.70'
C96	473.50'	40.51'	S 69°10'14" E	40.50'
C97	526.50'	21.03'	S 67°51'49" E	21.03'
C98	526.50'	66.92'	S 72°38'56" E	66.87'
C99	526.50'	66.92'	S 79°55'53" E	66.87'
C100	526.50'	66.92'	S 87°12'49" E	66.87'
C101	526.50'	67.54'	N 85°28'12" E	67.50'
C102	526.50'	59.42'	N 78°33'43" E	59.39'
C103	320.00'	77.45'	N 07°44'15" W	77.26'
C104	320.00'	23.08'	N 01°15'44" E	23.08'
C105	1026.50'	55.01'	N 88°12'24" W	55.01'
C106	1026.50'	53.00'	S 88°46'44" W	53.00'
C107	60.00'	0.87'	N 38°52'28" W	0.87'
C108	60.00'	78.26'	N 76°39'26" W	72.83'
C109	60.00'	122.63'	S 07°25'16" W	102.38'
C110	423.50'	11.02'	N 04°00'00" E	11.02'
C111	423.50'	99.54'	N 11°28'45" E	99.31'
C112	423.50'	99.54'	N 24°56'47" E	99.31'
C113	423.50'	99.54'	N 38°24'49" E	99.31'
C114	476.50'	33.36'	N 43°08'29" E	33.36'
C115	476.50'	70.06'	N 36°55'23" E	70.00'
C116	476.50'	70.06'	N 28°29'55" E	70.00'
C117	476.50'	70.06'	N 20°04'26" E	70.00'
C118	476.50'	70.06'	N 11°38'58" E	70.00'
C119	476.50'	34.17'	N 05°22'58" E	34.16'
C120	273.50'	73.85'	N 11°03'50" E	73.62'
C121	273.50'	51.05'	N 24°08'49" E	50.98'
C122	326.50'	51.13'	S 25°00'30" W	51.08'
C123	326.50'	111.30'	S 10°45'22" W	110.76'
C124	20.00'	26.36'	N 38°45'06" E	24.49'
C125	20.00'	5.05'	N 83°45'06" E	5.04'
C126	273.50'	111.07'	S 77°22'32" E	110.31'
C127	273.50'	85.01'	S 56°50'16" E	84.66'
C128	273.50'	27.00'	N 06°09'24" E	26.99'
C129	273.50'	123.78'	N 21°57'00" E	122.72'
C130	273.50'	119.63'	N 47°26'44" E	118.68'
C131	273.50'	125.32'	N 73°06'10" E	124.23'
C132	273.50'	22.73'	N 88°36'36" E	22.72'
C133	326.50'	48.24'	N 07°33'41" E	48.20'
C134	326.50'	65.08'	N 17°30'14" E	64.97'
C135	326.50'	35.79'	N 26°21'15" E	35.77'
C136	326.50'	1.47'	N 03°27'28" E	1.47'
C137	326.50'	65.17'	N 09°18'17" E	65.06'
C138	326.50'	65.21'	N 20°44'38" E	65.10'
C139	326.50'	65.29'	N 32°11'37" E	65.18'
C140	326.50'	66.36'	N 43°44'40" E	66.25'
C141	326.50'	66.36'	N 55°23'23" E	66.25'
C142	326.50'	67.30'	N 67°07'03" E	67.18'
C143	326.50'	65.42'	N 78°45'46" E	65.31'
C144	326.50'	36.97'	N 87°44'48" E	36.95'
C145	2528.87'	103.14'	N 08°33'16" E	103.14'
C146	2528.87'	80.37'	N 06°28'32" E	80.37'
C147	2528.87'	80.17'	N 04°39'25" E	80.16'
C148				