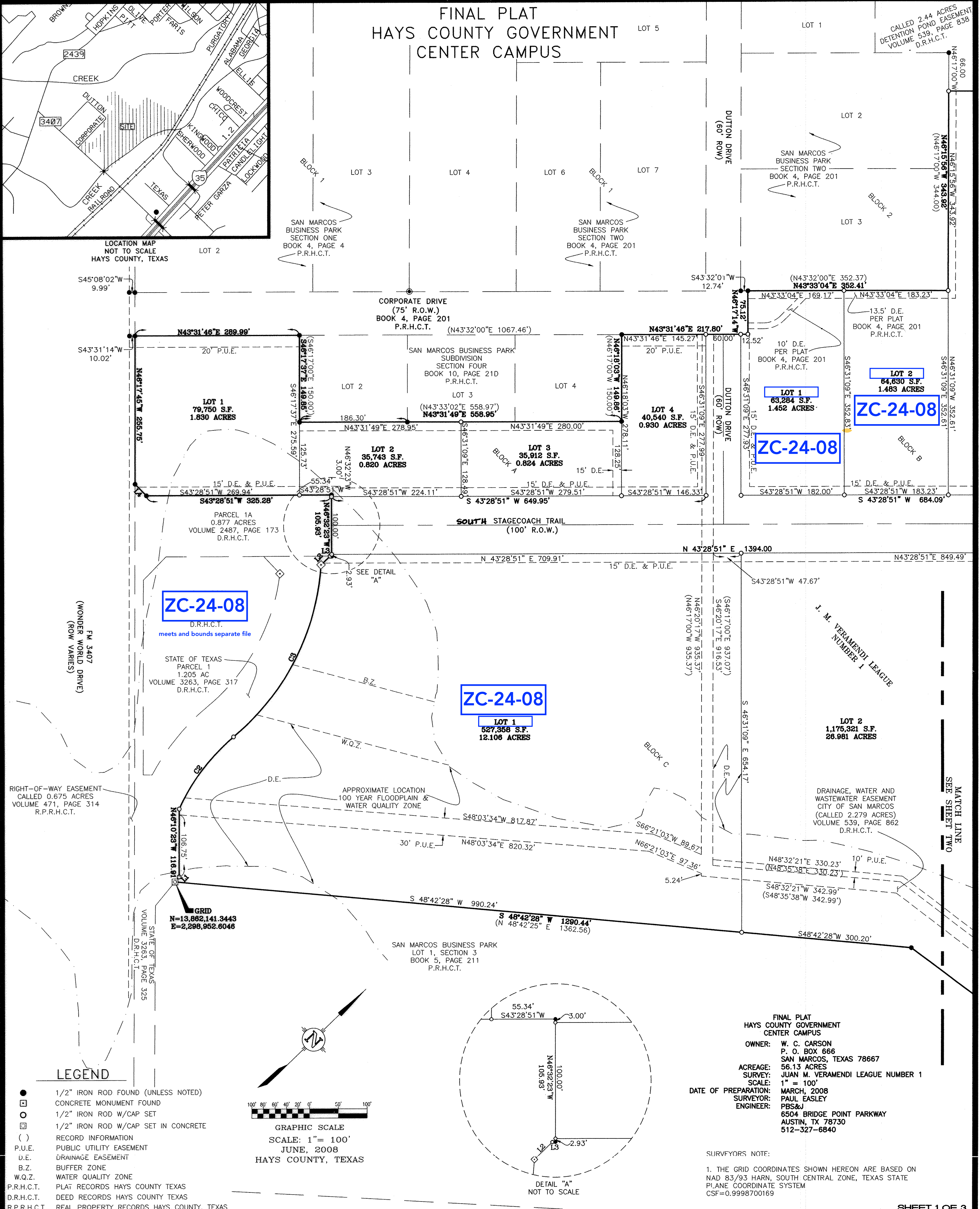
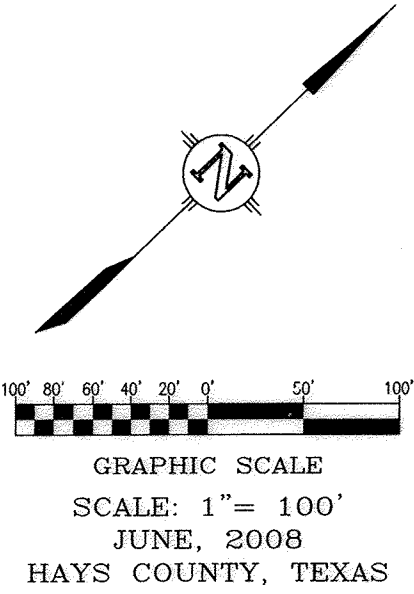


FINAL PLAT  
HAYS COUNTY GOVERNMENT  
CENTER CAMPUS



- 1/2" IRON ROD FOUND (UNLESS NOTED)  
○ CONCRETE MONUMENT FOUND  
□ 1/2" IRON ROD W/CAP SET  
◻ 1/2" IRON ROD W/CAP SET IN CONCRETE  
( ) RECORD INFORMATION  
P.U.E. PUBLIC UTILITY EASEMENT  
D.E. DRAINAGE EASEMENT  
B.Z. BUFFER ZONE  
W.Q.Z. WATER QUALITY ZONE  
P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS  
D.R.H.C.T. DEED RECORDS HAYS COUNTY TEXAS  
R.P.R.H.C.T. REAL PROPERTY RECORDS HAYS COUNTY, TEXAS  
F.F.E. FINISH FLOOR ELEVATION



CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	LENGTH	RADIUS
L1	N06°08'35"W	11.29	C1	267.44	965.00
(L1)	(S06°08'35"E)	(11.14)	C2	158.60	347.00
L2	N00°11'01"W	21.73	(C2)	158.60	347.00
(L2)	(S00°11'01"E)	(21.73)	C3	343.27	417.00
L3	N43°28'51"E	2.71	(C3)	343.28	417.00
L4	S88°38'46"W	28.32	C4	656.12	2834.79
			(C4)	656.12	2834.79
			C5	295.16	1065.00

PROJECT: FINAL PLAT  
HAYS COUNTY  
GOVERNMENT CENTER  
CAMPUS  
JOB NUMBER: 0441935.00  
DATE: JUNE, 2008  
SCALE: 1" = 100'  
HM1/TECH DATA/  
DRAWING PATH: LD/441935.00/  
PLAT/SHEET 1



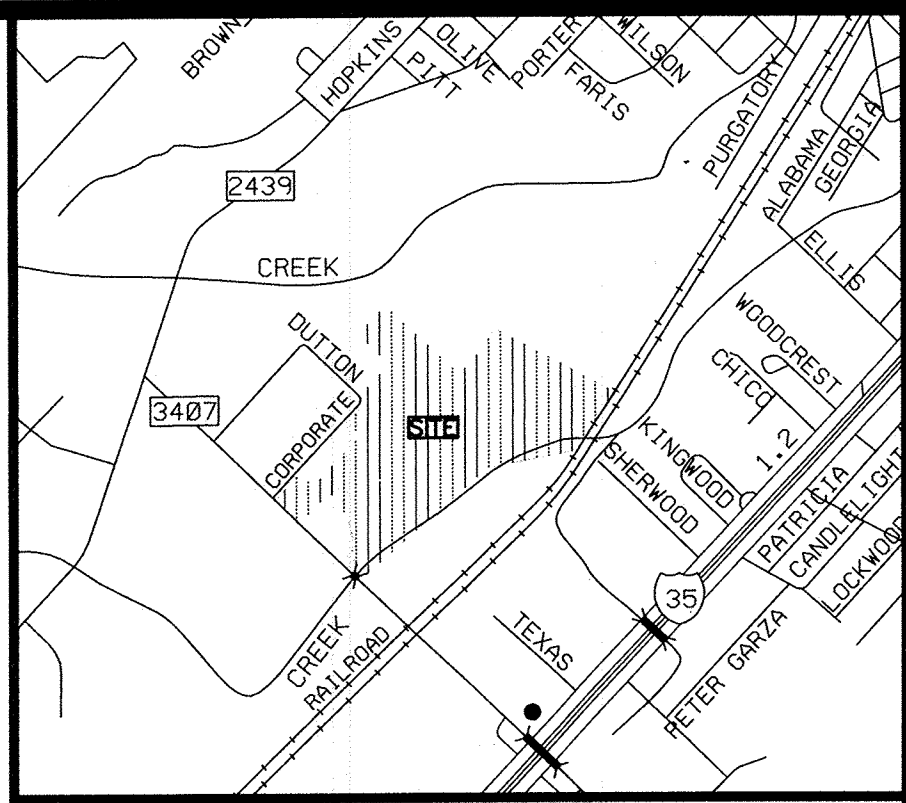
6504 BRIDGE POINT PARKWAY  
SUITE #200  
AUSTIN, TEXAS  
78730-5091  
(512) 327-6840

FINAL PLAT  
HAYS COUNTY GOVERNMENT  
CENTER CAMPUS  
OWNER: W. C. CARSON  
P. O. BOX 666  
SAN MARCOS, TEXAS 78667  
ACREAGE: 56.13 ACRES  
SURVEY: JUAN M. VERAMENDI LEAGUE NUMBER 1  
SCALE: 1" = 100'  
DATE OF PREPARATION: MARCH, 2008  
SURVEYOR: PAUL EASLEY  
ENGINEER: PBS&J  
6504 BRIDGE POINT PARKWAY  
AUSTIN, TX 78730  
512-327-6840

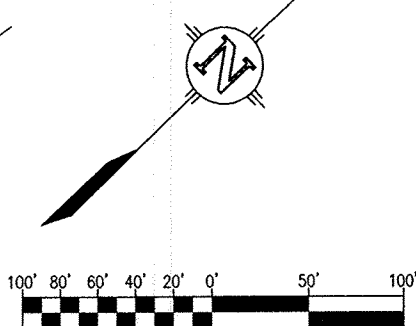
SURVEYORS NOTE:  
1. THE GRID COORDINATES SHOWN HEREON ARE BASED ON  
NAD 83/93 HARN, SOUTH CENTRAL ZONE, TEXAS STATE  
PLANE COORDINATE SYSTEM  
CSF=0.9998700169



FINAL PLAT  
HAYS COUNTY GOVERNMENT  
CENTER CAMPUS



LOCATION MAP  
NOT TO SCALE  
HAYS COUNTY, TEXAS



SCALE: 1" = 100'  
JUNE, 2008  
HAYS COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD W/CAP SET
- ⊠ 1/2" IRON ROD W/CAP SET IN CONCRETE
- ( ) RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.Z. BUFFER ZONE
- W.Q.Z. WATER QUALITY ZONE
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- D.R.H.C.T. DEED RECORDS HAYS COUNTY TEXAS
- R.P.R.H.C.T. REAL PROPERTY RECORDS HAYS COUNTY, TEXAS
- F.F.E. FINISH FLOOR ELEVATION

W.C. CARSON  
REMAINDER OF  
CALLED 219.070 ACRES  
VOLUME 752, PAGE 33  
R.P.R.H.C.T.

FINAL PLAT  
HAYS COUNTY GOVERNMENT  
CENTER CAMPUS

OWNER: W. C. CARSON  
P. O. BOX 666  
SAN MARCOS, TEXAS 78667  
ACREAGE: 56.13 ACRES  
SURVEY: JUAN M. VERAMENDI LEAGUE NUMBER 1  
SCALE: 1" = 100'  
DATE OF PREPARATION: MARCH, 2008  
SURVEYOR: PAUL EASLEY  
ENGINEER: PBS&J  
6504 BRIDGE POINT PARKWAY  
AUSTIN, TX 78730  
512-327-6840

SURVEYORS NOTE:

1. THE GRID COORDINATES SHOWN HEREON ARE BASED ON NAD 83/93 HARN, SOUTH CENTRAL ZONE, TEXAS STATE PLANE COORDINATE SYSTEM  
CSF=0.9998700169

GRID  
REFERENCE POINT  
N=13,863,606.2800  
E=2,300,922.6550

30" HACKBERRY  
AT SUBJECT TRACT  
PROPERTY CORNER

SHEET 2 OF 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N06°08'35"W	11.29
(L1)	(S06°08'35"E)	(11.14)
L2	N00°11'01"W	21.73
(L2)	(S00°11'01"E)	(21.73)
L3	N43°28'51"E	2.71
L4	S88°38'46"W	28.32

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH	
C1	287.44	965.00	15°52'45"	N35°32'29"E	266.59	
C2	158.60	347.00	26°11'14"	N08°40'37"W	157.22	
(C2)	158.60	347.00	26°11'14"	S08°40'37"E	157.22	
C3	343.27	417.00	47°09'55"	N19°09'59"W	333.66	
(C3)	343.27	417.00	47°09'55"	N19°09'59"W	333.66	
C4	656.12	2834.79	13°15'41"	S40°00'36"W	654.66	
(C4)	656.12	2834.79	13°15'41"	S40°00'36"W	654.66	
C5	295.16	1065.00	15°52'45"	N35°32'29"E	294.21	

PROJECT: FINAL PLAT  
HAYS COUNTY  
GOVERNMENT CENTER  
CAMPUS  
JOB NUMBER: 0441935.00  
DATE: JUNE, 2008  
SCALE: 1" = 100'  
H.M.1/TECH DATA/  
DRAWING PATH: LD/441935.00/  
PLAT/SHEET 2



6504 BRIDGE POINT PARKWAY  
SUITE #200  
AUSTIN, TEXAS  
78730-5091  
(512) 327-6840

# FINAL PLAT HAYS COUNTY GOVERNMENT CENTER CAMPUS

STATE OF TEXAS }  
COUNTY OF HAYS } KNOWN ALL MEN BY THESE PRESENTS

That W. C. Carson, owner of 56.131 acres of land, being a portion of that tract of land called 219.07 acres, situated in the Juan M. Veramendi Survey, League Number 1, Hays County, Texas, City of San Marcos, according to a deed as recorded in Volume 752, Page 33 of the Real Property Records of Hays County, Texas, do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of San Marcos the street rights of way and public utility, drainage, water and wastewater easements shown herein for such public purposes as the City of San Marcos may deem appropriate. This subdivision is to be known as Hays County Government Center Campus.

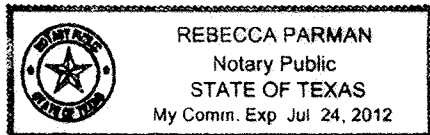
W. C. Carson  
P.O. Box 666  
San Marcos, Texas 78667

STATE OF TEXAS }  
COUNTY OF HAYS } KNOWN ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared W. C. Carson, whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 30 day of 2009, 2008.

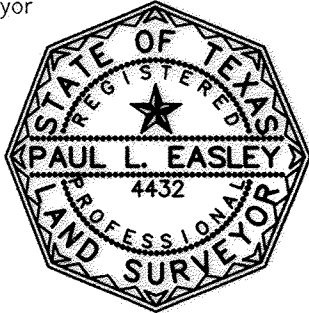
*Rebecca Parman*  
Notary Public in and for the State of Texas



STATE OF TEXAS }  
COUNTY OF TRAVIS } KNOWN ALL MEN BY THESE PRESENTS

I, Paul L. Easley, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from and actual survey made on the ground, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the Subdivision Regulations of the City of San Marcos, Texas.

*Paul L. Easley*  
Registered Professional Land Surveyor  
No. 4432 State of Texas

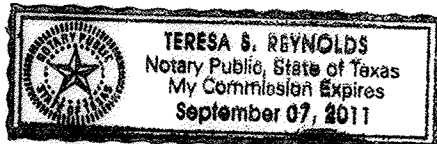


STATE OF TEXAS }  
COUNTY OF TRAVIS } KNOWN ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared *Paul L. Easley*, Registered Professional Land Surveyor, 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 purpose and considerations therein expressed.

GIVEN under my hand and seal of office, this 30 day of 2009

*Teresa S. Reynolds*  
Notary Public in and for the State of Texas  
Sept. 7, 2011  
My Commission Expires On:



## PLAT NOTES:

1. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
2. ACCORDING TO THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48209C 0477F, DATED SEPTEMBER 2, 2005, A PORTION OF THIS TRACT LIES WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD AND ZONE X, AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
3. BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE AND REFERS TO GRID NORTH WITH A COMBINED SCALE FACTOR OF 0.9998700169.
4. THIS TRACT IS SUBJECT TO A DRAINAGE, WATER AND WASTE WATER EASEMENT TO THE CITY OF SAN MARCOS ACROSS PORTIONS OF LOT 2, BLOCK C AND LOT 4, BLOCK A AS SHOWN HEREON OF RECORD IN VOLUME 539, PAGE 862 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
5. THIS TRACT IS SUBJECT TO A DRAINAGE EASEMENT ACROSS PORTIONS OF LOTS 1, 2, AND 3, BLOCK B AS SHOWN HEREON OF RECORD IN VOLUME 394, PAGE 895 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
6. THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF SAN MARCOS.
7. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE SAN MARCOS INDEPENDENT SCHOOL DISTRICT.
8. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER TRANSITION ZONE.
9. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF SAN MARCOS LDC.
10. SIDEWALKS WILL BE CONSTRUCTED AND STREET TREES PLANTED IN ACCORDANCE WITH THE CITY OF SAN MARCOS LDC. AND SPECIFICATIONS MANUAL.
11. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED CONDITIONS BY PONDING OR OTHER APPROVED METHODS.
12. THE WATER QUALITY ZONE SHOWN HEREON IS HEREBY DEDICATED AS A DRAINAGE EASEMENT.
13. FINISHED FLOOR ELEVATIONS (FFE) ARE TO BE ESTABLISHED BASED ON CURRENT FEMA FLOOD INSURANCE RATE MAP AND CITY OF SAN MARCOS ORDINANCE REQUIREMENTS.
14. CONSTRUCTION WITHIN THE 100 YEAR FLOOD PLAIN WILL REQUIRE A FLOOD PLAIN PERMIT. ANY FLOODPLAIN RECLAMATION (DEVELOPMENT OR MODIFICATION PER FEMA CLOMR) WILL ALSO REQUIRE A QUALIFIED WATERSHED PROTECTION PLAN APPROVED BY THE CITY OF SAN MARCOS PLANNING & ZONING COMMISSION.
15. FULL CONSTRUCTION OF STAGECOACH TRAIL AND ASSOCIATED UTILITIES ALONG THE REMAINING FRONTAGE OF LOTS 2, BLOCK C, WILL BE REQUIRED CONCURRENT WITH PLATTING OF PROPERTY LOCATED ADJACENT TO WEST SIDE OF STAGECOACH TRAIL ALIGNMENT.
16. THE 50' TEMPORARY DRAINAGE EASEMENT ALONG FUTURE STAGECOACH TRAIL, AS SHOWN HERE ON, SHALL BE RELEASED BY THE CITY AS FUTURE SECTIONS ARE PLATTED.
17. A 20' P.U.E. AT A MUTUALLY AGREED UPON LOCATION ALONG OR NEAR THE NORTHERN BOUNDARY OF LOT 2, BLOCK C SHALL BE DEDICATED PRIOR TO CONSTRUCTION OF THE FUTURE PURGATORY CREEK WASTE WATER INTERCEPTOR.

Approved and Authorized to be recorded on this 27th day of MAY, 2008  
Planning & Zoning Commission of the City of San Marcos, Texas.

*Sherwood Bishop*  
Sherwood Bishop, Chairman  
Planning & Zoning Commission

*Francis Serna*  
Francis Serna,  
Recording Secretary

Approved: *Chance Sparks*  
Chance Sparks, AICP  
Development Planning Manager

2/13/09  
Date

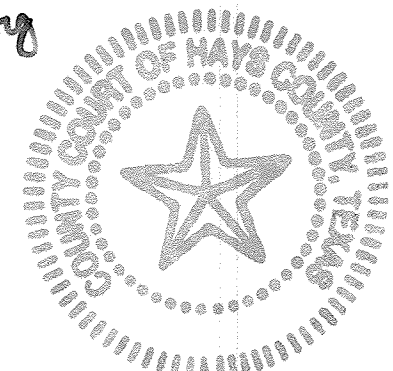
*Sabas J. Avila*  
Sabas J. Avila, P.E.,  
Assistant Director  
Public Services for Transportation

2/9/09  
Date

STATE OF TEXAS }  
COUNTY OF HAYS } KNOWN ALL MEN BY THESE PRESENTS

I, Linda Fritsche, County Clerk of Hays County Texas, certify that this plat was filed for record in my office on the 15 day of February, 2009, A.D., at 2:11 o'clock, P.M. and duly recorded on the 15 day of February, 2009, A.D., at 2:11 o'clock, P.M. in the Plat Records of said County in Book 15, Page 84-86

*Linda C. Fritsche*  
Linda Fritsche  
County Clerk  
Hays County, Texas



PROJECT:	FINAL PLAT HAYS COUNTY GOVERNMENT CENTER CAMPUS
JOB NUMBER:	0441935.00
DATE:	JANUARY, 2009
SCALE:	1" = 100'
DRAWING PATH:	HM1/TECH DATA/ LD/441935.00/ PLAT/SHEET 3



6504 BRIDGE POINT PARKWAY  
SUITE #200  
AUSTIN, TEXAS  
78730-5091  
(512) 327 - 6840

001.15 PG 80



A DESCRIPTION OF A 1.33 ACRE TRACT SITUATED IN THE J.M. VERAMENDI LEAGUE, NO. 1, HAYS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 219.07 ACRE TRACT CONVEYED TO W.C. CARSON IN VOLUME 752, PAGE 33, THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron rod found in the south right of way line of Stagecoach Trail (106' RIGHT-OF-WAY), for the most westerly corner of the herein described tract;

**THENCE** with the south right of way line of said Stagecoach Trail, **North 43°32'23" East**, a distance of **173.10 feet**, (called North 43°28'35" East, 172.98 feet), to a ½ inch iron rod set with cap at the intersection of said Wonder World Drive access road, for the northern most corner of the herein described tract;

**THENCE** with the intersection of Wonder World Drive access road, **South 89°09'24" East**, a distance of **40.78 feet**, (called South 89°09'20" East, 40.78 feet), to a TXDOT brass disk found in concrete for the point of curvature of a curve to the right, and for the northeast corner of the herein described tract;

**THENCE** with the west line of said Wonder World Drive access road, along a curve having a radius of 347.00 feet, an arc length of 265.88 feet, and a chord that bears, **South 17°33'11" East**, at a distance of **259.42 feet**, (called South 17°32'25" East, 259.49 feet), to a TXDOT brass disk found for a point of reverse curvature of the herein described tract;

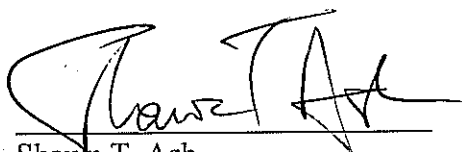
**THENCE** continuing the west line of said Wonder World Drive access road, along a curve having a radius of 417.00 feet, an arc length of 157.33 feet, and a chord that bears, **South 6°22'58" East**, at a distance of **156.40 feet**, (called South 6°23'31" East, 156.40 feet), to a TXDOT brass disk found for the southeast corner of the herein described tract;

**THENCE** leaving the west line of said Wonder World Drive access road, **South 43°35'35" West**, at a distance of **15.70 feet**, (called South 43°42'58" West, 15.70 feet), to a TXDOT brass disk found in the east right of way of Wonder World Drive for the south corner of the herein described tract;

**THENCE** with the east right of way line of said Wonder World Drive, **North 46°17'02" West**, at a distance of **336.50 feet**, (called North 46°17'02" West, 336.50 feet, being the **BEARING BASIS** herein), to a TXDOT brass disk found at the intersection of Stagecoach Trail, and for the west corner of the herein described tract;

**THENCE** with the intersection of Stagecoach Trail, **North 1°37'11" West**, at a distance of **56.73 feet**, (called North 1°24'14" West, 56.69 feet), to the **POINT OF BEGINNING**, and containing **1.33 acres** of land.

I, Shawn T. Ash, do certify that this description and associated exhibit were prepared from a boundary survey performed under my direction during December 2010, and is true and correct to the best of my knowledge and belief.

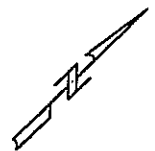


Shawn T. Ash  
Registered Professional Land Surveyor  
No. 5687 State of Texas



12/06/10  
Date

STAGECOACH TRAIL  
(106' R.O.W.)



SCALE 1" = 50'

P.O.B. (N 43°28'35" E 172.98')  
N 43°32'23" E 173.10'

FM 3407 (WONDER WORLD DRIVE)  
(R.O.W. VARIES)

BEARING BASIS  
(N 46°17'02" W 336.50')  
N 46°17'02" W 336.50'

1.33 ACRES  
REMAINDER OF 219.07 ACRES  
(752/33)

FM 3407 (WONDER WORLD DRIVE)  
(70' R.O.W.)

CURVE TABLE

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 17°33'11" E	347.00'	265.88'	259.42'
	(S 17°32'25" E)	(347.00')	(265.95')	(259.49')
C2	S 6°22'58" E	417.00'	157.33'	156.40'
	(S 6°23'31" E)	(417.00')	(157.33')	(156.40')

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 89°09'24" E	40.78'
	(S 89°09'20" E)	(40.78')
L2	S 43°35'35" W	15.70'
	(S 43°42'58" W)	(15.70')
L3	N 01°37'11" W	56.73'
	(N 01°24'14" W)	(56.69')

LEGEND

- ⊙ TX DOT DISK FOUND
- IRON ROD FOUND
- IRON ROD SET
- (BRG.-DIST.) RECORD CALL
- P.O.B. POINT OF BEGINNING

NOTES:

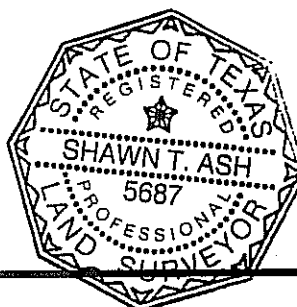
1) THIS SURVEY WAS PERFORMED WITHOUT THE BEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS, COVENANTS, OR RESTRICTIONS NOT SHOWN HEREON.

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF:  
1.33 ACRES OUT OF THE REMAINDER OF 219.07 ACRES  
IN THE J.M. VERAMENDI LEAGUE NO. 1 AS RECORDED IN  
VOLUME 752, PAGE 33, THE DEED RECORDS OF HAYS  
COUNTY, TEXAS.

I, SHAWN T. ASH, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING DECEMBER 2010, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

SHAWN T. ASH, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER 5687 STATE OF TEXAS

12/06/10  
DATE



ASH  
&  
ASSOCIATES  
surveying and mapping

142 JACKSON LANE  
SAN MARCOS, TEXAS 78666  
(512) 392-1719  
FAX (512) 392-1928

JOB NO: 10-3573 DRAWN BY: ADP FB: 70/42