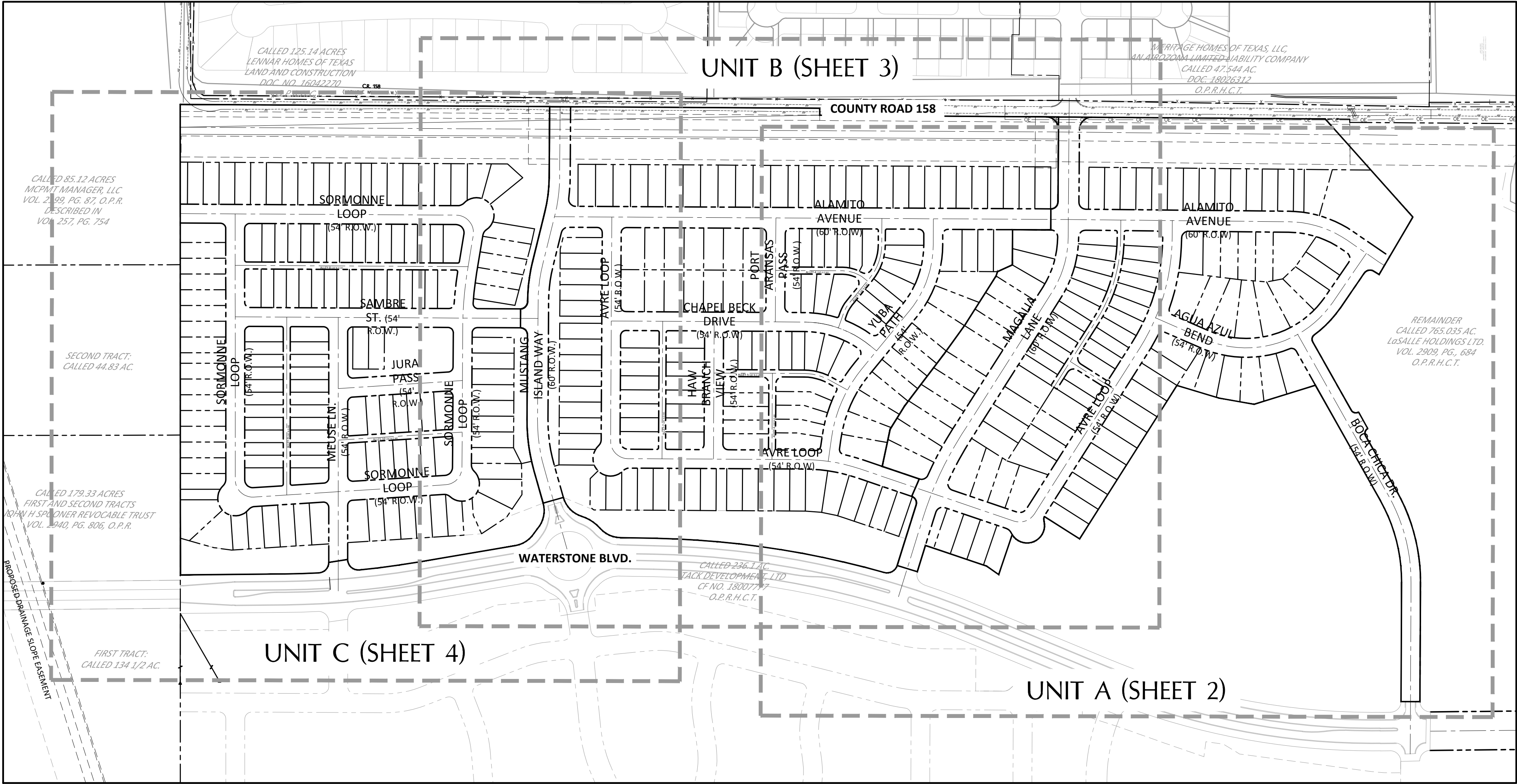


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PROJECT OVERALL MAP

FLOODPLAIN NOTE:
ACCORDING TO THE CURRENT FEMA FLOOD INSURANCE RATE MAP NUMBER 48209C0405F, DATED SEPTEMBER 2, 2005, HAYS COUNTY, TEXAS, PORTIONS OF THIS TRACT LIE WITHIN THE DESIGNATED HUNDRED YEAR FLOOD PLAIN FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.

SIDEWALK NOTES:
1. SIDEWALKS ARE REQUIRED IN ACCORDANCE WITH THE APPROVED REGULATING PLAN.
2. 5.0' CONCRETE SIDEWALKS ARE TO BE CONSTRUCTED ON BOTH SIDES OF 54' R.O.W.
3. 10.0' CONCRETE SIDEWALKS ARE TO BE CONSTRUCTED ON BOTH SIDES OF 60' R.O.W.
4. SIDEWALKS TO BE MAINTAINED BY LASALLE MUD #1

GENERAL NOTES:
1. THIS PRELIMINARY PLAT IS ONLY FOR THE IDENTIFIED IMPROVEMENTS. ADDITIONAL ROADWAYS AND UTILITIES WILL BE REQUIRED TO SERVE THIS DEVELOPMENT.
2. THIS TRACT OF LAND IS ENTIRELY WITHIN HAYS COUNTY AND THE CITY OF SAN MARCOS ETJ.
3. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
4. THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE APPROVED WATERSTONE REGULATING PLAN.
5. AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "LENNAR INC." OR ITS SUCCESSORS OR ASSIGNS.
6. BEARING BASIS: NAD83 TEXAS STATE PLANES, SOUTH CENTRAL ZONE, US FOOT.
7. ALL OPEN SPACE LOTS ARE A PEDESTRIAN ACCESS EASEMENT.
8. OPEN SPACE LOTS TO BE MAINTAINED BY LASALLE MUD 1.
9. OPEN SPACE/DRAINAGE EASEMENTS TO BE MAINTAINED BY LASALLE MUD 1.
10. POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER/OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

DRAWING IN SURFACE
SURFACE SCALE FACTOR = 1.000081
GRID SCALE FACTOR = 0.99991910065604686

PLAT ACREAGE	
UNIT A	25.87
UNIT B	35.14
UNIT C	30.56
TOTAL	91.57

LOT COUNT				
UNIT	BLOCKS	RES. LOTS	OPEN SPACE LOTS	TOTAL LOTS
UNIT A	13	97	8	105
UNIT B	17	143	5	148
UNIT C	15	137	9	146
TOTAL	45	377	22	399

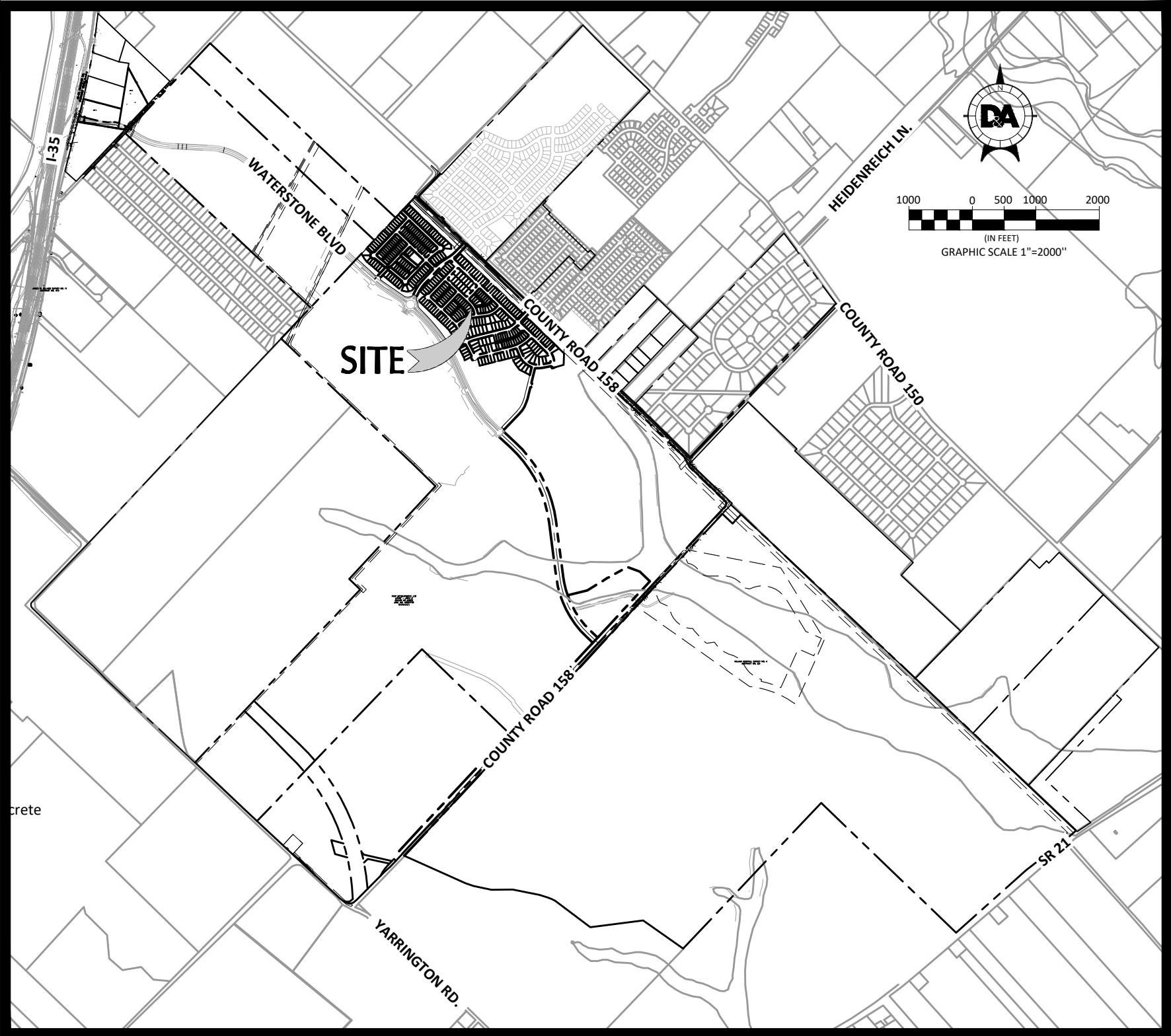
AREA TABLE	
54' RIGHT OF WAY (16)	12.95 AC.
60' RIGHT OF WAY (3)	2.98 AC.
SINGLE FAMILY LOTS UNIT A (98)	14.92 AC.
SINGLE FAMILY LOTS UNIT B (142)	17.90 AC.
SINGLE FAMILY LOTS UNIT C (138)	15.97 AC.
OPEN SPACE LOTS	20.15 AC.
ALLEY 20' R.O.W. (10)	1.55 AC.
TOTAL SITE AREA	91.56 AC.

BUILDING SETBACKS AND P.U.E.'S
FRONT BSL= 18' MAX./10' MIN.
SIDE STREET BSL= 10'
SIDE BSL= 5'
BACK BSL= 5'
ELECTRIC PUE= 15' MAX./10' MIN. (FRONT ONLY)
GAS PUE=15' MAX./10' MIN. (FRONT ONLY)

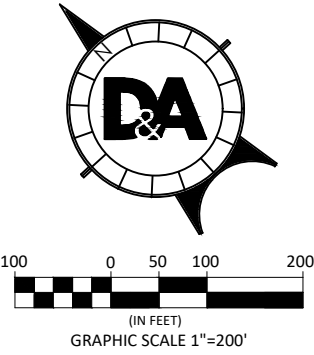
STREETS (14): 60' & 54' R.O.W.'S			
STREET NAME	STREET LENGTH (FT)	R.O.W. WIDTH (FT)	CLASSIFICATION
AGUA AZUL BEND	733	54	URBANIZED LOCAL ROADWAY
ALAMITO AVENUE	2402	60	MINOR COLLECTOR
AVRE LOOP	2858	54	URBANIZED LOCAL ROADWAY
BOCA CHICA DRIVE	1126	54	URBANIZED LOCAL ROADWAY
CHAPEL BECK DRIVE	779	54	URBANIZED LOCAL ROADWAY
HAW BRANCH VIEW	393	54	URBANIZED LOCAL ROADWAY
JURA PASS	356	54	URBANIZED LOCAL ROADWAY
MAGALIA LANE	1406	60	MINOR COLLECTOR
MEUSE LANE	696	54	URBANIZED LOCAL ROADWAY
MUSTANG ISLAND WAY	1136	60	MINOR COLLECTOR
PORT ARANSAS PASS	297	54	URBANIZED LOCAL ROADWAY
SAMBRE STREET	865	54	URBANIZED LOCAL ROADWAY
SORMONNE LOOP	3003	54	URBANIZED LOCAL ROADWAY
YUBA PATH	779	54	URBANIZED LOCAL ROADWAY
TOTAL LENGTH	16829		

STREETS NOTES:
1. ALL STREET R.O.W. INCLUDED IN THIS LIST TO BE DEDICATED TO THE PUBLIC. ALL ALLEYWAY R.O.W. WILL BE PRIVATE. HAYS COUNTY IS NOT RESPONSIBLE FOR ALLEYWAY MAINTENANCE.
2. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
3. HAYS COUNTY IS NOT RESPONSIBLE FOR SIDEWALK MAINTENANCE. A FULLY EXECUTED LICENSE AGREEMENT MUST BE IN-PLACE PRIOR TO CONSTRUCTION OF SIDEWALKS WITHIN HAYS COUNTY ROW.

LOCATION MAP



DATE APPROVED: XXXXXX
OWNER: TACK Development
230 KLATTENHOFF LN, STE 100
HUTTO, TX. 78634
CONTACT: BLAKE REED - (512) 846-1733
ENGINEER: DOUCET & ASSOCIATES
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
CONTACT: XAVIER TORRES, P.E. (ENGINEER) - (512) 583-2600
LAND SURVEY: DOUCET & ASSOCIATES
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
CONTACT: CHRISTOPHER A. TERRY R.P.L.S. - (512) 583-2600



WATERSHED: BLANCO RIVER, PLUM CREEK
TPDES: THIS SITE IS SUBJECT TO TPDES REGULATIONS.
LEGAL DESCRIPTION: BEING A 89.76-ACRE TRACT IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 765.035-ACRE TRACT OF LAND DESCRIBED IN A DEED TO LASALLE HOLDINGS LTD., RECORDED IN VOLUME 2909, PAGE 684, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], AND A PORTION OF A CALLED 236.1-ACRE TRACT DESCRIBED IN A DEED TO TACK DEVELOPMENT, LTD., DESCRIBED IN CLERKS FILE NUMBER 18007777 [O.P.R.H.C.T.].
JURISDICTIONS: HAYS COUNTY, CITY OF SAN MARCOS ETJ, CITY OF KYLE WATER & WASTEWATER, PLUM CREEK WATER CONSERVATION DISTRICT AND BARTON SPRINGS/EDWARDS AQUIFER WATER CONSERVATION DISTRICT

BENCHMARKS: CONTROL POINT/BENCHMARK DESCRIPTION:
1/2" IRON ROD SET WITH CAP STAMPED "DOUCET"
ELEVATION: 663.08'
SURFACE COORDINATES
NORTHING: 13893221.26
EASTING: 2324782.859
GRID COORDINATES
NORTHING: 13892096.00
EASTING: 2324594.567

UTILITY PROVIDERS
WATER/WASTEWATER: CITY OF KYLE
ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
GAS: CENTERPOINT
TELEPHONE/CABLE: CHARTER
EMERGENCY: ESD #5
SCHOOL DISTRICT: HAYS CONSOLIDATED ISD

SHEET LIST TABLE	
SHEET #	SHEET TITLE
1	COVER SHEET
2	UNIT A
3	UNIT B
4	UNIT C

GOVERNMENT/UTILITY CONTACTS

Utility/AHJ*	Telephone
• Dig Toss	800.344.8377
• City of San Marcos Public Services Department	512.393.8000
• City of San Marcos Capital Improvements Department	512.393.8130
• TxDOT	512.262.2113
• Century Link Telephone	512.754.5638
• Time Warner Cable	210.582.9603
• Texas State University	512.245.2108/2508
• Pedernales Electric Utility	888.554.4732
• San Marcos Engineering Inspection Service	512.393.8130
• Kyle Water/ Wastewater Utility	512.262.3024
• Centerpoint Energy-natural gas	512.392.6673

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B Highway 71 W, Suite 160
Austin, TX 78735 Tel: (512)-583-2400
www.doucetengineers.com
TBP Firm Number: 3937
TBP Firm Number: 10105800

COVER SHEET

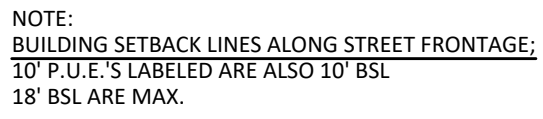
WATERSTONE
UNITS A-C
PRELIMINARY PLAT
SAN MARCOS, TEXAS



THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF XAVIER A. TORRES, P.E., TPE#939593 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY ALL GOVERNING JURISDICTIONS

Designed: BC
Drawn: _____
Reviewed: XT
Date: _____

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OF 04
Project No.: 1636-009A



OF 04

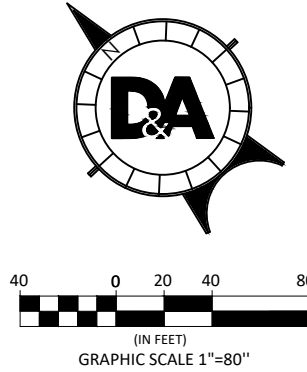
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NOTE:
BUILDING SETBACK LINES ALONG STREET FRONTAGE:
10' P.U.E.'S LABELED ARE ALSO 10' BSL
18' BSL ARE MAX.



**WATERSTONE
UNITS A-C
PRELIMINARY PLAT
SAN MARCOS, TEXAS**



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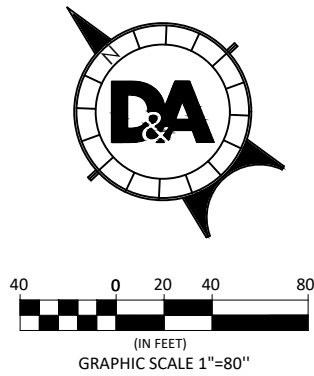
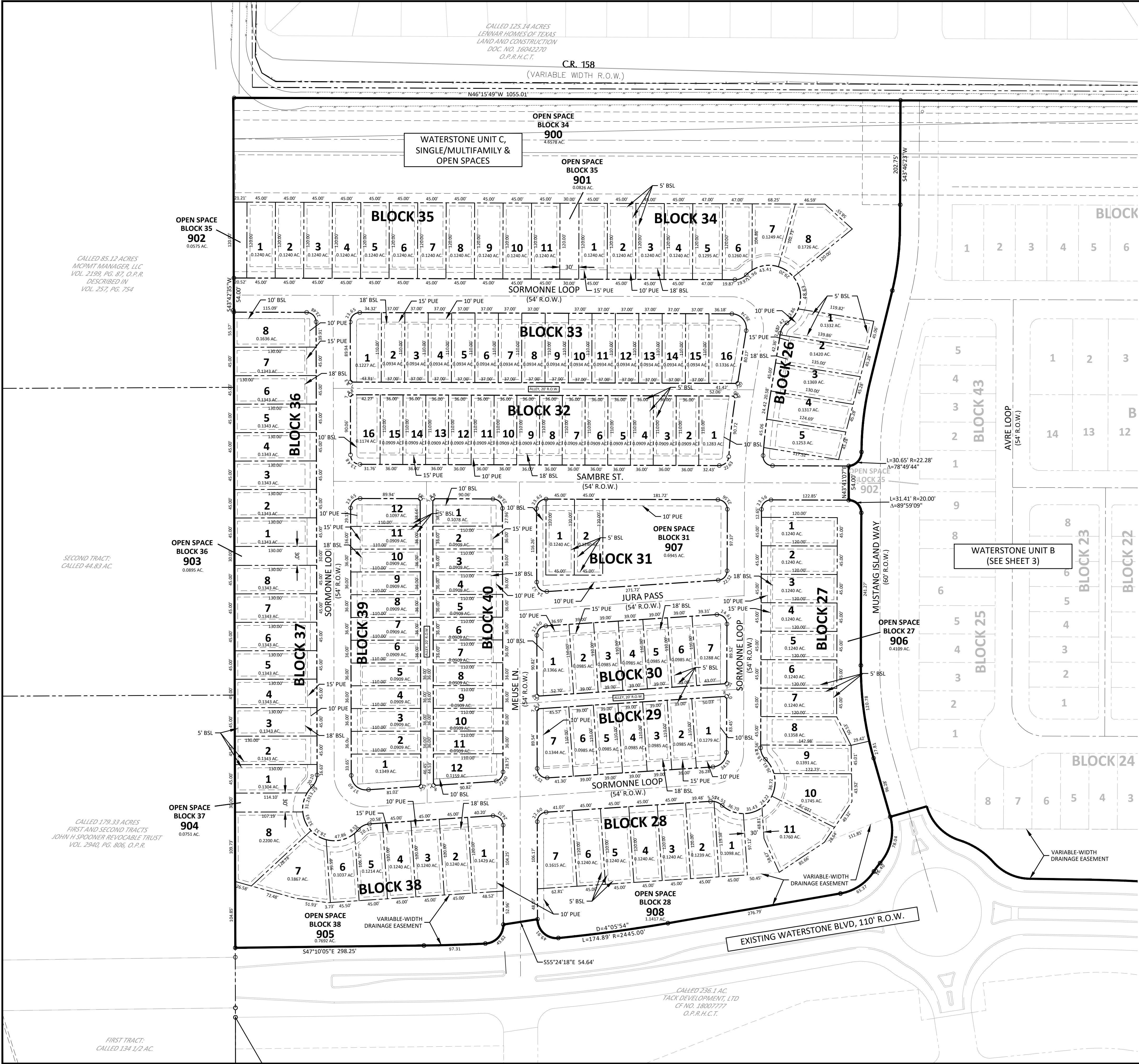
SHEET
03
OF 04

Project No.:
1636-009A

WATERSTONE UNIT B

**DA DOUCET
& ASSOCIATES**
Civil Engineering - Planning - Geospatial
7401 B Highway 71 W, Suite 160
Austin, TX 78735 Tel: (512)-583-2400
www.doucetengineers.com
TBP Firm Number: 3737
TBP Firm Number: 10105800

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WATERSTONE
UNITS A-C
PRELIMINARY PLAT
SAN MARCOS, TEXAS

WATERSTONE UNIT C

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W. Suite 160
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www.doucetengineers.com
TBP# Firm Number: 3937
TBP# Firm Number: 10105800



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Date:

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OF 04

Project No.:
1636-009A