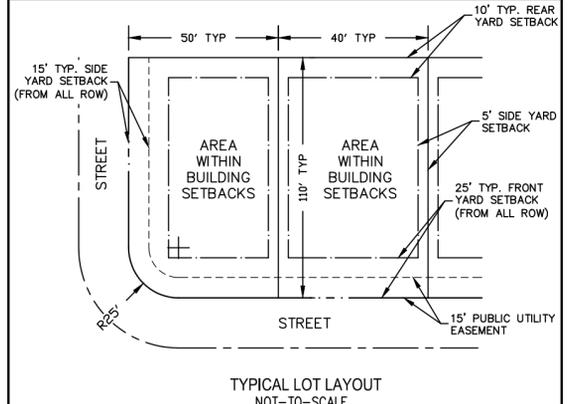


BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83.

**LEGEND**

- N.T.S. NOT TO SCALE
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF WAY
- SET 1/2" IRON ROD W/CAP "BGE INC"
- FOUND 1/2" IRON ROD
- PROPOSED SIDEWALK
- (N) BLOCK IDENTIFICATION

LASALLE HOLDINGS LTD  
 CALLED 811.38 ACRES  
 DOC. NO. 06011869 O.P.R.H.C.



LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	169	19.034 AC.
RIGHT-OF-WAY	-	5.057 AC.
<b>TOTAL</b>	<b>169</b>	<b>24.091 AC.</b>

STREET NAMES			
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	CLASSIFICATION
DELTA CREST	50 FT.	2,146 FT.	URBANIZED LOCAL ROADWAY
HAYWOOD MANOR	50 FT.	565 FT.	URBANIZED LOCAL ROADWAY
THISTLE LANE	50 FT.	1,689 FT.	URBANIZED LOCAL ROADWAY
<b>TOTAL LINEAR FEET</b>		<b>4,400 FT.</b>	

**FINAL PLAT**  
**HYMEADOW**  
**SECTION 3, PHASE 4**

A SUBDIVISION OF 24.091 ACRES OF LAND  
 LOCATED IN THE  
 WILLIAM HEMPHILL SURVEY,  
 ABSTRACT NO. 221  
 HAYS COUNTY, TEXAS



**BGE, Inc.**  
 7330 San Pedro Ave., Suite 202  
 San Antonio, TX 78216  
 Tel: 210-581-3600 • www.bgeinc.com  
 TBPELS Registration No. F-1046  
 TBPELS Licensed Surveying Firm No. 10194490

STATE HIGHWAY 21  
 (100' R.O.W.)  
 PER TxDOT R.O.W. MAP

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 43°55'01" W	40.00'
L2	N 46°04'59" W	112.76'
L3	N 49°37'20" E	22.01'
L4	N 42°30'56" W	50.00'
L5	N 46°04'59" W	113.46'
L6	N 43°55'01" E	85.00'
L7	S 43°55'01" W	104.74'
L8	N 43°55'01" E	95.22'
L9	S 43°55'01" W	95.22'
L10	S 43°55'01" W	85.00'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'00"	N 01°04'59" W	35.36'
C2	39.27'	25.00'	90°00'00"	S 88°55'01" W	35.36'
C3	18.37'	295.00'	3°34'03"	N 45°42'03" E	18.37'
C4	15.25'	245.00'	3°34'03"	N 45°42'03" E	15.25'
C5	23.55'	25.00'	53°58'05"	N 16°55'58" E	22.69'
C6	207.28'	60.00'	197°56'10"	S 88°55'01" W	118.53'
C7	23.55'	25.00'	53°58'05"	S 19°05'56" E	22.69'
C8	39.27'	25.00'	90°00'00"	N 88°55'01" E	35.36'
C9	39.27'	25.00'	90°00'00"	S 01°04'59" E	35.36'
C10	39.27'	25.00'	90°00'00"	S 88°55'01" W	35.36'
C11	39.27'	25.00'	90°00'00"	S 01°04'59" E	35.36'
C12	39.27'	25.00'	90°00'00"	S 88°55'01" W	35.36'
C13	39.27'	25.00'	90°00'00"	N 88°55'01" E	35.36'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C14	39.27'	25.00'	90°00'00"	S 01°04'59" E	35.36'
C15	39.27'	25.00'	90°00'00"	S 88°55'01" W	35.36'
C16	39.27'	25.00'	90°00'00"	N 01°04'59" W	35.36'
C17	18.11'	295.00'	3°31'04"	N 45°43'32" E	18.11'
C18	0.26'	295.00'	0°02'59"	N 43°56'30" E	0.26'
C19	14.56'	25.00'	33°21'55"	N 27°14'04" E	14.35'
C20	8.99'	25.00'	20°36'10"	N 00°15'01" E	8.94'
C21	56.53'	60.00'	53°58'42"	S 16°56'17" W	54.46'
C22	45.91'	60.00'	43°50'41"	S 65°50'59" W	44.80'
C23	42.70'	60.00'	40°46'41"	N 71°50'20" W	41.81'
C24	62.14'	60.00'	59°20'06"	N 21°46'57" W	59.40'
C25	1.42'	25.00'	3°15'07"	S 06°15'33" W	1.42'
C26	22.13'	25.00'	50°42'58"	S 20°43'30" E	21.41'

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQUARE FEET
20	D	0.123	5,366
21	D	0.101	4,400
22	D	0.101	4,400
23	D	0.101	4,400
24	D	0.101	4,400
25	D	0.101	4,400
26	D	0.101	4,400
27	D	0.101	4,400
28	D	0.101	4,400
29	D	0.101	4,400
30	D	0.101	4,400
31	D	0.101	4,400
32	D	0.101	4,400
33	D	0.101	4,400
34	D	0.101	4,400
35	D	0.126	5,500

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQUARE FEET
7	E	0.135	5,875
8	E	0.108	4,700
9	E	0.108	4,700
10	E	0.108	4,700
11	E	0.108	4,700
12	E	0.108	4,700
13	E	0.108	4,700
14	E	0.108	4,700
15	E	0.108	4,700
16	E	0.108	4,700
17	E	0.108	4,700
18	E	0.108	4,700
19	E	0.108	4,700
20	E	0.108	4,700
21	E	0.108	4,700
22	E	0.132	5,741

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQUARE FEET
23	E	0.132	5,741
24	E	0.108	4,700
25	E	0.108	4,700
26	E	0.108	4,700
27	E	0.108	4,700
28	E	0.108	4,700
29	E	0.108	4,700
30	E	0.108	4,700
31	E	0.108	4,700
32	E	0.108	4,700
33	E	0.108	4,700
34	E	0.108	4,700
35	E	0.108	4,700
36	E	0.108	4,700
37	E	0.108	4,700
38	E	0.135	5,875

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQUARE FEET
4	F	0.138	6,010
5	F	0.110	4,808
6	F	0.110	4,808
7	F	0.110	4,808
8	F	0.110	4,808
9	F	0.110	4,808
10	F	0.110	4,808
11	F	0.110	4,808
12	F	0.110	4,808
13	F	0.110	4,808
14	F	0.110	4,809
15	F	0.110	4,809
16	F	0.110	4,809
17	F	0.110	4,809
18	F	0.110	4,809
19	F	0.135	5,877

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQUARE FEET
25	I	0.102	4,440
26	I	0.101	4,400
27	I	0.101	4,400
28	I	0.123	5,366
29	I	0.163	7,095
30	I	0.148	6,469
31	I	0.136	5,925
32	I	0.127	5,528
33	I	0.118	5,150
34	I	0.107	4,681
35	I	0.106	4,620
36	I	0.106	4,620

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQUARE FEET
37	I	0.106	4,620
38	I	0.106	4,620
39	I	0.106	4,620
40	I	0.106	4,620
41	I	0.106	4,620
42	I	0.106	4,620
43	I	0.106	4,620
44	I	0.106	4,620
45	I	0.106	4,620
46	I	0.106	4,620
47	I	0.123	5,366

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQUARE FEET
1	J	0.132	5,741
2	J	0.113	4,935
3	J	0.113	4,935
4	J	0.113	4,935
5	J	0.113	4,935
6	J	0.113	4,935
7	J	0.113	4,935
8	J	0.113	4,935
9	J	0.113	4,935
10	J	0.113	4,935
11	J	0.113	4,935
12	J	0.113	4,935
13	J	0.113	4,935
14	J	0.113	4,935
15	J	0.113	4,935

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQUARE FEET
16	J	0.113	4,935
17	J	0.113	4,935
18	J	0.113	4,935
19	J	0.108	4,700
20	J	0.109	4,746
21	J	0.123	5,366
22	J	0.114	4,950
23	J	0.114	4,950
24	J	0.114	4,950
25	J	0.123	5,366
26	J	0.109	4,746
27	J	0.108	4,700
28	J	0.113	4,935
29	J	0.113	4,935
30	J	0.113	4,935

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQUARE FEET
31	J	0.113	4,935
32	J	0.113	4,935
33	J	0.113	4,935
34	J	0.113	4,935
35	J	0.113	4,935
36	J	0.113	4,935
37	J	0.113	4,935
38	J	0.113	4,935
39	J	0.113	4,935
40	J	0.113	4,935
41	J	0.113	4,935
42	J	0.113	4,935
43	J	0.113	4,935
44	J	0.113	4,935
45	J	0.132	5,741

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQUARE FEET
3	K	0.105	4,558
4	K	0.105	4,566
5	K	0.105	4,571
6	K	0.105	4,576
7	K	0.105	4,582
8	K	0.105	4,587
9	K	0.105	4,593
10	K	0.106	4,598
11	K	0.106	4,604
12	K	0.105	4,591
13	K	0.114	4,963
14	K	0.198	8,613
15	K	0.196	8,523
16	K	0.116	5,071
17	K	0.109	4,756
18	K	0.110	4,810
19	K	0.110	4,810
20	K	0.110	4,810
21	K	0.110	4,810

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQUARE FEET
22	K	0.110	4,810
23	K	0.110	4,810
24	K	0.110	4,810
25	K	0.110	4,810
26	K	0.110	4,810
27	K	0.110	4,810
28	K	0.110	4,810
29	K	0.110	4,810
30	K	0.110	4,809
31	K	0.110	4,809
32	K	0.110	4,809
33	K	0.110	4,809
34	K	0.110	4,809
35	K	0.110	4,809
36	K	0.110	4,809
37	K	0.110	4,809
38	K	0.110	4,809
39	K	0.135	5,877

FINAL PLAT

# HYMEADOW SECTION 3, PHASE 4

A SUBDIVISION OF 24.091 ACRES OF LAND  
LOCATED IN THE  
WILLIAM HEMPHILL SURVEY,  
ABSTRACT NO. 221  
HAYS COUNTY, TEXAS



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LEGAL DESCRIPTION

FIELD NOTES FOR A 24.091 ACRE TRACT OF LAND IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS; BEING THE REMAINDER OF A CALLED 37.622 ACRE TRACT OF LAND AS CONVEYED UNTO ARROYO CAP II-1, LLC IN DOCUMENT NUMBER 21057783 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 24.091 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET ON THE SOUTHWEST LINE OF A CALLED 811.38 ACRE TRACT OF LAND AS CONVEYED UNTO LASALLE HOLDINGS LTD IN DOCUMENT NUMBER 06011869 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AT THE COMMON CORNER OF THE REMAINDER OF SAID 37.622 ACRE TRACT AND HYMEADOW SECTION 3, PHASE 2 AS RECORDED IN DOCUMENT NUMBER 21033872 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, S 43°55'01" W, COINCIDENT WITH THE COMMON LINE OF THE REMAINDER OF THE 37.622 ACRE TRACT AND SAID HYMEADOW SECTION 3, PHASE 2, A DISTANCE OF 565.20 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE COMMON CORNER OF THE REMAINDER OF THE 37.622 ACRE TRACT, HYMEADOW SECTION 3, PHASE 2, HYMEADOW SECTION 3, PHASE 1 AS RECORDED IN DOCUMENT NUMBER 21033877 AND HYMEADOW SECTION 3, PHASE 3 AS RECORDED IN DOCUMENT NUMBER 22034462, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, COINCIDENT WITH THE COMMON LINE OF THE REMAINDER OF THE 37.622 ACRE TRACT AND SAID HYMEADOWS SECTION 3, PHASE 3 THE FOLLOWING SEVEN (7) COURSES:

- 1) N 46°04'59" W, A DISTANCE OF 1,264.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 2) N 50°01'23" W, A DISTANCE OF 291.08 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 3) S 43°55'01" W, A DISTANCE OF 40.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 4) N 46°04'59" W, A DISTANCE OF 112.76 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 5) N 49°37'20" E, A DISTANCE OF 22.01 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 6) N 42°30'56" W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 7) N 46°04'59" W, A DISTANCE OF 113.46 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET ON THE COMMON LINE OF THE REMAINDER OF THE 37.622 ACRE TRACT AND THE AFOREMENTIONED 811.38 ACRE TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 43°43'19" E, COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 600.26 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 46°04'52" E, CONTINUING COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 1,830.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.091 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §  
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT ARROYO CAP II-1, LLC, BEING THE OWNER OF THE REMAINDER OF A CALLED 37.622 ACRE TRACT OF LAND OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 21057783 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 24.091 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON;

DO HEREBY ADOPT THIS PLAT DESIGNATING THE 24.091 ACRE TRACT AS HYMEADOW SECTION 3, PHASE 4

AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS AND PUBLIC PLACES SHOWN HEREON UNLESS OTHERWISE INDICATED EITHER BY PLAT OR SEPARATE INSTRUMENT,

AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

JEFFREY B. BROUETTE, EXECUTIVE VICE PRESIDENT  
ARROYO CAP II, LLC  
18575 JAMBOREE RD., SUITE 300  
IRVINE, CALIFORNIA 92612

STATE OF CALIFORNIA:  
COUNTY OF ORANGE:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, ON THIS DAY PERSONALLY APPEARED JEFFREY B. BROUETTE, 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 \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DION P. ALBERTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE INC. ON THE GROUND ON MARCH 3, 2021, AND THE CORNER MONUMENTS SHOWN THEREON AS "SET" WILL BE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS UPON COMPLETION OF CONSTRUCTION.

DION P. ALBERTSON, R.P.L.S. NO. 4963  
BGE, INC.  
7330 SAN PEDRO AVE, SUITE 202  
SAN ANTONIO, TEXAS 78216

DATE

ENGINEER'S CERTIFICATION:

I, CHELSEA OSBOURN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0415F, WITH A REVISED DATE OF SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS.

CHELSEA OSBOURN, P.E. NO. 140080

ENGINEERING BY:  
BGE, INC.  
1701 DIRECTORS BLVD., SUITE 1000  
AUSTIN, TEXAS 78744  
512-879-0400  
TEXAS REGISTERED ENGINEERING FIRM F-1046

FINAL PLAT  
**HYMEADOW  
SECTION 3, PHASE 4**

A SUBDIVISION OF 24.091 ACRES OF LAND  
LOCATED IN THE  
WILLIAM HEMPHILL SURVEY,  
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GENERAL NOTES:

1. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET MAXWELL W.S.C. SPECIFICATIONS.
2. TYPICAL LOT SIZE: 40'x110'
3. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5.
4. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS IN THE HEMPHILL CREEK WATERSHED, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. REFER TO THE FLOODPLAIN STUDY AND DETENTION ANALYSIS REPORT BY BGE, INC., DATED JANUARY 27, 2020 FOR HYMEADOW PRE AND POST DEVELOPMENT FLOWS.
5. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
6. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS CHAPTER 705, SUBCHAPTER 8.03.
7. THE LOTS IN THIS SUBDIVISION WILL BE SERVICED BY A GRAVITY WASTEWATER LINE THAT FLOWS TO A WASTEWATER TREATMENT PLANT.
8. THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY E.S.D. #5 AND HAYS C.I.S.D.
9. A 15 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY AND ALL RESIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO 25 FOOT FRONT BUILDING SETBACK LINES.
10. 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: DELTA CREST, HAYWOOD MANOR, AND THISTLE LANE. 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 WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
11. FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48209C0415F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS. NO SINGLE FAMILY LOTS ARE PROPOSED IN THE 100 YEAR STUDIED FLOODPLAIN.
12. THIS PROPERTY IS NOT LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE OR THE SAN MARCOS RIVER CORRIDOR.
13. UTILITY PROVIDER INFORMATION:  
WATER: MAXWELL W.S.C.  
SEWER: AQUA TEXAS, INC.  
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE
14. THIS PROJECT IS LOCATED WITHIN THE CURRENT CITY OF SAN MARCOS E.T.J.
15. THIS PLAT (AND LOTS THEREIN) ARE SUBJECT TO A PHASING AGREEMENT FOR HYMEADOW SUBDIVISION BETWEEN HAYS COUNTY, TEXAS, KYLE THREE PARTNERS, L.P., AND K MARCOS, LLC, APPROVED APRIL 24, 2018 BY HAYS COUNTY AND ANY AMENDMENTS THEREAFTER. ADDITIONALLY, HAYS COUNTY COMMISSIONER COURT APPROVED VARIANCE ON DECEMBER 11, 2018 FOR LOT SIDE SETBACK AND DRIVEWAY SPACING.
16. DRAINAGE FACILITIES FOR WATER QUALITY PURPOSES WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
17. PARK DEVELOPMENT FEE HAS BEEN ADDRESSED IN P.I.C.P. PERMIT #2021-34629
18. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS.
19. NO FENCE OR OTHER OBSTRUCTION SHALL BE PLACED OR INSTALLED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
20. THIS DEVELOPMENT FALLS WITHIN THE BARTON SPRINGS/EDWARDS AQUIFER GROUNDWATER CONSERVATION DISTRICT.
21. ALL ROADWAYS ARE TO BE DEDICATED TO HAYS COUNTY UPON COMPLETION.
22. ALL MAILBOXES LOCATED IN THE RIGHT-OF-WAY SHALL BE OF AN APPROVED TXDOT OR FHWA APPROVED DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.
23. POST-CONSTRUCTION STORM WATER 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.
24. DATE OF PREPARATION: MARCH 6, 2023.

WATER UTILITY PROVIDER:

MAXWELL W.S.C.

NAME/TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

WASTEWATER UTILITY PROVIDER:

AQUA TEXAS, INC.

NAME/TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

CITY OF SAN MARCOS:  
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_ RECORDING SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED:

\_\_\_\_\_  
DIRECTOR OF PLANNING AND DATE \_\_\_\_\_  
DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
ENGINEERING DATE \_\_\_\_\_  
AND CAPITAL IMPROVEMENTS

HAYS COUNTY:  
CERTIFICATE OF APPROVAL:

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.

\_\_\_\_\_  
MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

HAYS COUNTY WATER/WASTEWATER NOTE:

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 GROUND WATER AVAILABILITY. RAIN WATER 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. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

\_\_\_\_\_  
ERIC VAN GAASBEEK, R.S., C.F.M.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

\_\_\_\_\_  
MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS §  
COUNTY OF HAYS §

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT \_\_\_\_\_. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AD.

BY \_\_\_\_\_  
ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS

FINAL PLAT

**HYMEADOW  
SECTION 3, PHASE 4**

A SUBDIVISION OF 24.091 ACRES OF LAND  
LOCATED IN THE  
WILLIAM HEMPHILL SURVEY,  
ABSTRACT NO. 221  
HAYS COUNTY, TEXAS



**BGE, Inc.**  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490