

	LINE TABLE		
LINE	BEARING	DISTANCE	
L1	N14°23'05"W	17.29'	
L2	S77°52'52"W	119.55'	
L3	S14°24'45"W	54.00'	
L4	N46*19'29"W	54.00'	
L5	N36°35'50"W	101.99'	
L6	N29°47'47"W	124.63'	
L7	N14°10'41"W	119.30'	
L8	S62°07'41"W	120.00'	
L9	N11°29'37"W	41.69'	
L10	N27°52'19"W	185.00'	
L11	S60°39'58"W	78.81'	
L12	N29°20'02"W	60.00'	
L13	N62°07'41"E	54.00'	
L14	N27°52'19"W	107.31'	
L15	N55°27'39"E	108.77'	
L16	N75°23'03"E	79.11'	
L17	N80°36'36"E	182.67'	
L18	N79°08'50"E	102.67	
L19	N75°49'19"E	168.00'	
L20	N62°00'17"E	13.00'	

	LINE TABLE			
LINE	BEARING	DISTANCE		
L21	S70°51'41"E	46.50'		
L22	N43°42'35"E	100.63		
L23	S46°17'25"E	109.01		
L24	N43*53'58"E	60.00'		
L25	N12°07'08"W	19.55		
L26	S89°52'10"E	50.30'		
L27	S57°14'59"E	46.62'		
L28	S14°10'41"E	20.00'		
L29	N43°49'25"E	14.88'		
L30	N43°49'25"E	14.81'		
L31	N75°49'19"E	57.00'		
L32	N46°10'35"W	69.68'		
L33	S44°14'13"W	47.27		

MATCHLINE SHEET 1

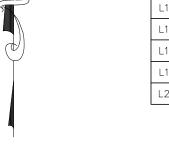
CALLED 231.12 AC. DRP TX 3, LLC DOC. NO. 22030063 O.P.R.H.C.T.

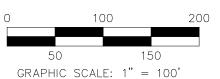
CALLED 46.03 AC.

DRP TX 3, LLC

DOC. NO. 22030063

O.P.R.H.C.T.





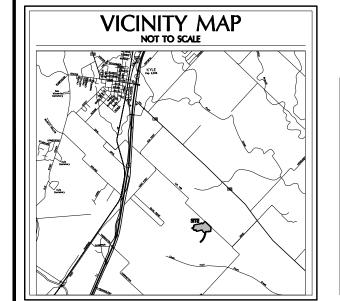
COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010.

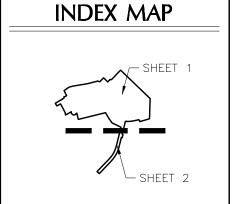
DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, DIVIDE BY THE FOLLOWING COMBINED SCALE FACTOR-1.00009768.

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL

> CALLED 231.12 AC. DRP TX 3, LLC DOC. NO. 22030063 O.P.R.H.C.T.





	LEGEND
	■ PHASE BOUNDARY
	<ul> <li>ADJOINER PROPERTY LINE</li> </ul>
	BUILDING SETBACK LINE + PUE
	(UNLESS NOTED)
•	1/2" IRON ROD FOUND
	[UNLESS NOTED] 1/2" IRON ROD SET WITH PLASTIC
	CAP STAMPED "DOUCET"
D.E.	DRAINAGE EASEMENT
O.S.	OPEN SPACE
PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE
WWE	WASETEWATER LINE EASEMENT
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
[]	CALLED ACREAGE
Ac.	ACRES

CURVE TABLE CURVE LENGTH RADIUS DELTA CHORD BEARING CHORD LENGTH 89°10′19" N57°31'58"W 20.00' 28.08' C2 108.99 327.00' 19°05'49" S87°25'47"W 108.49 C3 S55°30'19"W 19.87 21.72' 15.00' 82°56'45" C4 24.37 15.03' 92°51'54" S32°27'10"E 21.79' C5 24.00 15.01' 91°37'26" S59°51'39"W 21.53' 29°38'35" C6 527.00 S28°51'14"W 269.62 272.65 С7 244.71 473.00' 29°38'35" N28°51'14"E 241.99' C8 14.01 14.20 25.00' 32°32'24" S45°59'11"W C9 161°35'44" 141.02' 50.00' N69°29'08"W 98.71 C10 29.72 1,030.00' 1\*39'12" N61°29'34"E 29.72 C11 31.48' 28.33 20.00' 90**°**11'28" N17°13'25"E C12 31.38' 20.00' 89°53'10" N88°46'00"E 28.26 C13 31.36' 20.00' 89°50'58" N01°06'04"W 28.25 C14 195.29 330.00' 33°54'25 N29°04'20"W 192.45 C15 31.45 20.00' 90°05'29" S88°55'43"W 28.31 C16 18°45'33" S53°15'44"W 203.39 204.30' 624.00' C17 22.43 15.00' 85°41'08" S19°47'57"W 20.40' C18 376.77 273.00' 79°04'30" S62°34'52"E 347.57 C19 31.42' 20.00' 90'00'00" N32°52'52"E 28.28 C20 17.85 262.40' 3°53'55" N14°03'18"W 17.85' C21 159.78 270.00' 33°54'25" N29°04'20"W 157.46 C22 21.72 15.00' 82°56'45" S27°26'26"E 19.87 C23 261.79 327.00' 45°52'11" S45°58'43"E 254.85 C24 22.72 15.00' 86°46'36" S66°25'56"E 20.61 C25 5\*38'33" 61.43' 61.45 624.00' N73°00'03"E C26 5.92' 25.00' 13°33'56' S69°02'21"W 5.91' C27 6.15 50.00' 7\*02'55" N14°49'59"E 6.15 C28 45°51'04" 20.01 25.00' N04°56'47"W 19.48' C29 31.16' 20.00' 89°16'24" N72°30'22"W 28.10' C30 28.51 970.00' 1°41'02" S61°30'29"W 28.51 C31 29.56' 20.00' 84°40'19" S70°12'28"E 26.94 C32 1,030.00 150.39 8°21'56" N71°38'21"E 150.26 C33 132.10 970.00' 7°48'11" N71°55'14"E 132.00' C34 33.47 20.00' 95°53'27 N20°04'25"E 29.70' C35 76°18'22" N66°01'30"W 30.63 23.00' 28.42' C36 270.00' 32°03'10' N59°47'44"E 149.08 C37 184.40' 330.00' 32°00'58" N59°48'50"E 182.01 C38 89°57'49" N01°18'30"W 31.40 20.00' 28.28' 20.00' 90'10'06' N88°53'24"E 28.33' C40 245.73 440.00' 31°59'54" S59°49'22"W 242.55 256.90' 460.00' 31°59'54" S59°49'22"W 253.57 20.00' N01°04'45"W 28.26 C43 317.90 570.00' 31°57'17' N59°50'40"E 313.79 C44 S59°10'41"E 31.42' 20.00' 90°00'00" 28.28' C45 20.00' 90°00'00 S30°49'19"W 28.28' 31.42' S30°49'19"W C46 7.85 5.00' 7.07 90°00'00" C47 7.85 5.00' 90°00'00" S59°10'41"E 7.07 C48 S01°06'04"E 7.06 7.84 5.00' 89°50'58" C49 7.87' 5.00' 90°09'02 S88°53'56"W 7.08 440.00' 3°17'32" N45°28'11"E 25.28 5°45'35" N49°59'45"E

CALLED 303.50 AC. DRP TX 3, LLC

DOC. NO. 22030063

0.P.R.H.C.T.

R.O.

(54)

DRIVE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C52	44.23'	440.00'	5°45'35"	N55°45'20"E	44.21
C53	44.23'	440.00'	5°45'35"	N61°30'55"E	44.21
C54	48.20'	440.00'	6°16'33"	N67°32'00"E	48.17'
C55	39.55	440.00'	5°09'03"	N73°14'48"E	39.54'
C56	29.67	330.00'	5°09'03"	S73°14'48"W	29.66
C57	36.15	330.00'	6°16'33"	S67°32'00"W	36.13'
C58	33.17'	330.00'	5°45'35"	S61°30'55"W	33.16'
C59	33.17'	330.00'	5°45'35"	S55°45'20"W	33.16'
C60	33.17'	330.00'	5°45'35"	S49°59'45"W	33.16'
C61	19.06'	330.00'	3°18'36"	S45°27'39"W	19.06'
C62	80.05	270.00'	16°59'14"	N37°31'56"W	79.76'
C63	79.73'	270.00'	16°55'12"	N20°34'43"W	79.44
C64	48.40'	273.00'	10°09'31"	N82°57'38"E	48.34'
C65	84.44	273.00'	17°43'16"	S83°05'59"E	84.10'
C66	83.26	273.00'	17°28'27"	S65°30'07"E	82.94
C67	82.22'	273.00'	17°15'22"	S48°08'13"E	81.91'
C68	78.45	273.00'	16°27'54"	S31°16'35"E	78.18'
C69	106.68	624.00'	9°47'43"	S57°44'39"W	106.55
C70	97.62	624.00'	8*57'49"	S48°21'53"W	97.52
C71	41.24	327.00'	7°13'33"	N65°18'02"W	41.21'
C72	49.53'	327.00'	8°40'40"	N57°20'56"W	49.48'
C73	49.53'	327.00'	8°40'43"	N48°40'14"W	49.48'
C74	49.51	327.00'	8°40'32"	N39°59'37"W	49.47
C75	49.52	327.00'	8°40'34"	N31°19'04"W	49.47
C76	21.19	327.00'	3°42'43"	N25°07'26"W	21.18'
C77	1.28'	327.00'	0°13'26"	N23°09'21"W	1.28'
C78	17.98'	624.00'	1°39'05"	S74°59'47"W	17.98'
C79	43.47'	624.00'	3°59'28"	S72°10'30"W	43.46'
C80	40.81	1,030.00	2°16'13"	N68°35'29"E	40.81
C81	49.99	1,030.00	2°46'51"	N71°07'01"E	49.99'
C82	59.28'	1,030.00	3°17'52"	N74°09'23"E	59.27
C83	76.65	270.00'	16°15'59"	N65°25'43"E	76.40'
C84	63.74	270.00	13°31'35"	N50°31'56"E	63.59'
C85	20.69	460.00	2°34'38"	S74°32'00"W	20.69
C86	35.74	460.00'	4°27'05"	S71°01'08"W	35.73'
C87	35.39'	460.00'	4°24'27"	S66°35'22"W	35.38'
C88	35.39'	460.00'	4°24'27"	S62°10'55"W	35.38'
C89	35.39'	460.00'	4°24'27"	S57°46'28"W	35.38'
C90	35.46	460.00'	4°25'01"	S53°21'44"W	35.45
C91	36.73	460.00'	4°34'28"	S48*51'59"W	36.72
C92	22.12'	460.00'	2°45'20"	S45°12'05"W	22.12'
C93	26.98'	570.00'	2°42'44"	N45°13'23"E	26.98'
C94	45.51	570.00'	4°34'28"	N48°51'59"E	45.50'
C95	43.94'	570.00'	4°25'01"	N53°21'44"E	43.93'
C96	43.85	570.00'	4°24'27"	N57°46'28"E	43.84
C97	43.85	570.00'	4°24'27"	N62°10'55"E	43.84
C98	43.85	570.00'	4°24'27"	N66°35'22"E	43.84
C99	44.28	570.00'	4°27'05"	N71°01'08"E	44.27
C100	25.64	570.00'	2°34'38"	N74°32'00"E	25.64
C101	10.65	270.00	2°15'37"	N74°41'31"E	10.65

CURVE TABLE

FINAL PLAT WATERSTONE UNIT A HAYS COUNTY, TEXAS

44.21

44.23'

440.00'



7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetengineers.com TBPELS Firm #10105800 / TBPE Firm #3937

Scale: 1"=100' Drawn by: SWP Reviewer: JB Project: 913-004 ield Book: Party Chief: — Survey Date: —

ate: 4-17-2023

KNOW ALL MEN BY THESE PRESENTS \$ STATE OF TEXAS \$ COUNTY OF TRAVIS \$	HAYS COUNTY: STATE OF TEXAS \$ COUNTY OF HAYS \$
KNOWN ALL MEN BY THESE PRESENTS, THAT WE, DRP TX 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WITH ITS HOME ADDRESS AT 590 MADISON AVENUE, 13TH FLOOR, NEW YORK, NEW YORK 10022, BEING THE OWNERS OF 25.88 ACRES OF LAND IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NUMBER 221, HAYS COUNTY, TEXAS, AND BEING A PART OF A CALLED 303.50 ACRE TRACT AND A PART OF A CALLED 231.12 ACRE TRACT, DESCRIBED IN DOCUMENT NUMBER 22030063 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;	I, ELAINE HANSON 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, 20, A.D. AT O'CLOCK, M., AND DULY RECORDED ON THE DAY OF, 20, A.D. AT O'CLOCK, M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER
DO HEREBY SUBDIVIDE 25.88 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS	WITNESS MY HAND AND SEAL OF OFFICE, THIS THE DAY OF, 20, A.D.
WATERSTONE UNIT A	PRELIMINARY
IN WITNESS WHEREOF, DRP TX 3, LLC, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS THE DAY OF, 20 A.D.	ELAINE HANSON CARDENAS, MBA, PHD, COUNTY CLERK HAYS COUNTY, TEXAS
PRELIMINARY BRIAN CLAUSON DATE	HAYS COUNTY: STATE OF TEXAS  COUNTY OF HAYS
DRP TX 3, LLC 590 MADISON AVENUE 13TH FLOOD NEW YORK, NEW YORK 10022	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.
	PRELIMINARY
	MARCUS PACHECO, DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES HAYS COUNTY, TEXAS
STATE OF TEXAS § COUNTY OF TRAVIS §	HAYS COUNTY:
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED,, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS	STATE OF TEXAS \$ COUNTY OF HAYS \$
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.  GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF	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.
NOTARY PUBLIC MY COMMISSION EXPIRES: IN AND FOR THE STATE OF TEXAS	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.
	PRELIMINARY  MARCUS PACHECO, DIRECTOR
SURVEYOR'S CERTIFICATION: STATE OF TEXAS   COUNTY OF TRAVIS   §	HAYS COUNTY DEVELOPMENT SERVICES HAYS COUNTY, TEXAS
I, JOHN BARNARD, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.	PRELIMINARY ERIC VAN GAASBEEK R.S., C.F.M.,
	HAYS COUNTY FLOODPLAIN ADMINISTRATOR HAYS COUNTY, TEXAS
PRELIMINARY  04/17/2023  JOHN BARNARD  DATE	CITY OF SAN MARCOS
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5749 DOUCET & ASSOCIATES, INC. JBARNARD@DOUCETENGINEERS.COM	APPROVAL CERTIFICATE  APPROVED AND AUTHORIZED TO BE RECORDED ON THE DAY OF, 20, BY THE PLANNING ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.
ENGINEER'S CERTIFICATION:	CIP & ENGINEERING DATE
STATE OF TEXAS § COUNTY OF TRAVIS §	DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DATE
I, TRACY A. BRATTON, 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	RECORDING SECRETARY DATE
STANDARDS.	CHAIRMAN, PLANNING & ZONING COMMISSION DATE
PRELIMINARY 04/17/2023	S.D. Manner, F. E. Manner & Zoriano Commiscioni
TRACY A. BRATTON, P.E.  TEXAS REGISTRATION NO. 90095  DOUCET & ASSOCIATES, INC.	WATER & WASTEWATER UTILITY APPROVAL:
7401B HIGHWAY 71 WEST, SUITE 160 AUSTIN, TEXAS 78735	WATER WATER
	CITY OF KYLE: LEON BARBA, CITY ENGINEER DATE

WASTEWATER

CITY OF KYLE: LEON BARBA, CITY ENGINEER

BUILDING SETBACKS AND P.U.E.:
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)

DATE

1. TOTAL LOT ACREAGE: 18.55 ACRES.
THIS PROJECT CONTAINS 103 LOTS, AVERAGING 0.1800 AC. THERE ARE:
0 LOTS > 10 AC;
0 LOT BETWEEN 10 AC AND 5 AC;
1 LOTS BETWEEN 5 AC AND 2 AC;
1 LOTS BETWEEN 2 AC AND 1 AC;

2 THE TOTAL AREA OF STREET IN THIS SUBDIVISION IS 7.33 ACRES.

101 LOTS < 1 AC.

3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 6,087 LINEAR FEET.

TOTAL ACREAGE: 25.88 ACRES.

AREA TABLE:

## NOTES:

THIS FINAL 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 OF KYLE SPECIFICATIONS.
- 4. THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE APPROVED WATERSTONE REGULATING PLAN. CITY OF SAN MARCOS REFERENCE NUMBER RP-19-01.
- 5. AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "DRP TX3, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- 6. OPEN SPACE LOTS 900-907 ARE HEREBY DEDICATED BY THIS PLAT AS PUBLIC ACCESS EASEMENTS AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 7. OPEN SPACE/DRAINAGE EASEMENTS TO BE MAINTAINED BY LASALLE MUD 1.
- 8. 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.
- 9. 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.
- 10. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
- 11. 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.
- 12. SIDEWALKS ARE REQUIRED IN ACCORDANCE WITH THE APPROVED REGULATING PLAN.
- 13. SIDEWALKS TO BE MAINTAINED BY LASALLE MUD #1.
- 14. THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE.
- 15. POST—DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE—DEVELOPED CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- 16. THIS PROJECT IS LOCATED WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, EMERGENCY SERVICE DISTRICTS #5 AND #9, AND PLUM CREEK GROUNDWATER CONSERVATION DISTRICT.
- 17. THE FOLLOWING GPS BENCHMARKS ARE TIED TO AND REFERENCED ON THIS PLAT:

CITY OF SAN MARCOS GPS CONTROL MONUMENT #10 ALUMINUM DISK SET IN CONCRETE GRID N=13,888,162.95' GRID E=2,320,954.59' ELEV.=629.43'

HAYS COUNTY GPS CONTROL MONUMENT #H120 GRID N=13,895,235.43' GRID E=2,335,976.71' ELEV.=675.459'

LOT SUMMARY	
TOTAL NUMBER OF BLOCKS	9
TOTAL NUMBER OF LOTS	103
RESIDENTIAL LOTS	95
DRAINAGE EASEMENT LOTS	0
LANDSCAPE LOTS	0
COMMERCIAL LOTS	0
OPEN SPACE LOTS	8
TOTAL OVERALL ACREAGE	25.88

STREET SUMMARY				
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LINEAR FEET	
ALAMITO AVENUE	60' R.O.W.	36'	985	
MAGALIA LANE	54' R.O.W.	36'	1,406	
BOCA CHICA DRIVE	54' R.O.W.	30'	1,128	
AVRE LOOP	54' R.O.W.	30'	1,307	
AGUA AZUL BEND	54' R.O.W.	30'	735	
ALLEY-1	20' R.O.W.	18'	526	
	-	-	TOTAL	
			6,087	

## FINAL PLAT WATERSTONE UNIT A HAYS COUNTY, TEXAS



www.doucetengineers.com

TBPELS Firm #10105800 / TBPE Firm #3937

Scale: 1"=100'

Drawn by: SWP

Reviewer: JB

Project: 1722-010

Sheet: 3 of 3

Field Book: 
Party Chief: 
Survey Date: -

ate: 4-17-2023

THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48209C0405F

EFFECTIVE 09-02-2005 AND ISSUED BY FEMA FOR HAYS COUNTY, TEXAS. THIS

FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED

FLOOD NOTE:

OR ENGINEER