

COMANCHE II SUBDIVISION  
CITY OF SAN MARCOS, TEXAS

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CITY OF SAN MARCOS, TEXAS

LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- ⊙ 3/4" IRON PIPE FOUND UNLESS NOTED OTHERWISE
- ⊗ 1/2" IRON ROD WITH PLASTIC CAP MARKED "BYRN SURVEY" FOUND UNLESS NOTED OTHERWISE
- ▲ MAG NAIL FOUND
- ✕ X CUT IN CONCRETE FOUND
- 5/8" IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET
- △ MAG NAIL SET
- PRHCT = PLAT RECORDS HAYS COUNTY, TEXAS
- DRHCT = DEED RECORDS HAYS COUNTY, TEXAS
- OPRHCT = OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS

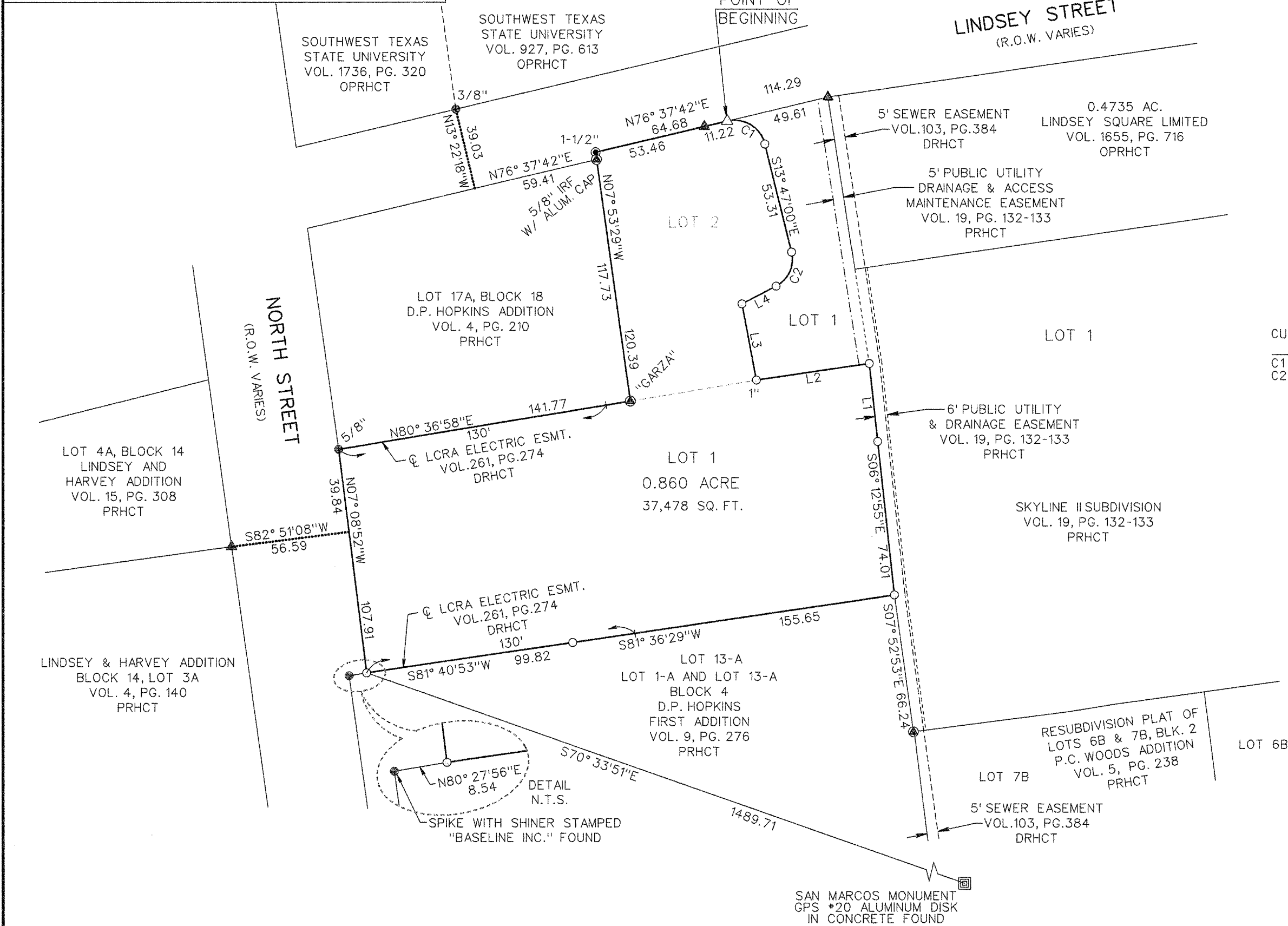
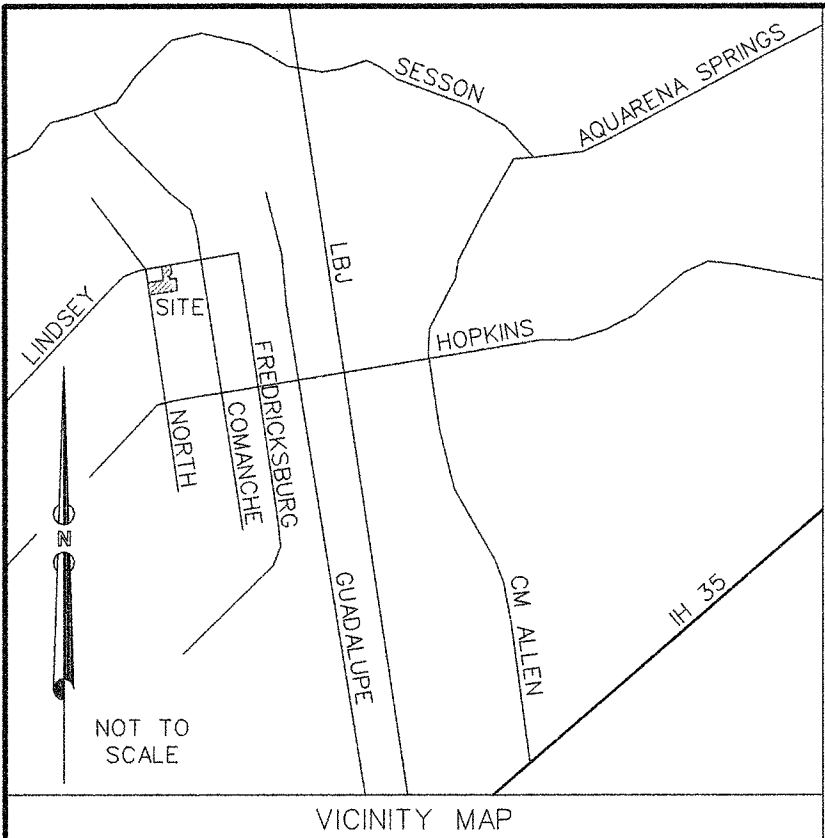
STEPHEN HAUG, MANAGER  
417 N. COMANCHE PARTNERS, LLC  
4801 SPICEWOOD SPRINGS, STE. 100  
AUSTIN, TEXAS 78759  
AND  
ROBERT S. BUCKLEY  
2625 SE 17th AVENUE  
PORTLAND, OR 97202

CLIFTON SEWARD, RPLS NO. 4337  
STATE OF TEXAS  
RAMSEY LAND SURVEYING  
P.O. BOX 92768  
AUSTIN, TEXAS 78709-2768  
(512) 301-9398

JENNIFER M. GARCIA, P.E. NO. 106000  
STATE OF TEXAS  
KBGE ENGINEERING  
105 W. RIVERSIDE DRIVE, SUITE 100  
AUSTIN, TEXAS 78704  
(512) 439-0400

PREPARED ON MARCH 07, 2017

J.M. VERAMENDI SURVEY ABSTRACT NO. 17  
HAYS COUNTY, TEXAS



CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	23.45	89°35'19"	15.00	S58°34'39"E	21.14
C2	19.30	76°16'14"	14.50	S24°21'07"W	17.91

LINE	DIRECTION	DISTANCE
L1	S06°05'47"E	37.66
L2	N81°36'28"E	34.66
L3	S10°34'01"E	37.20
L4	S62°29'14"W	18.44

STATE OF TEXAS  
COUNTY OF HAYS

THAT WE, 417 N. COMANCHE PARTNERS, LLC, BY AND THROUGH STEPHEN HAUG, MANAGER, OWNER OF THE PROPERTY, BEING 0.212 ACRE OUT OF THE J.M. VERAMENDI SURVEY ABSTRACT NO. 17, BEING A PORTION OF THE PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 4672, PAGE 737 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING ALL OF LOT 2, SKYLINE II SUBDIVISION, A SUBDIVISION IN HAYS COUNTY, TEXAS, TOGETHER WITH ROBERT S. BUCKLEY OWNER OF THAT CERTAIN 0.648 ACRE (DESCRIBED AS 0.6458 ACRE) CONVEYED BY DEED RECORDED IN VOLUME 2188, PAGE 723 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS TOTALING 0.860 ACRE, DO HEREBY SUBDIVIDE AND ADOPT THIS PLAT TO BE CALLED COMANCHE II SUBDIVISION, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC SPACES SHOWN ON THIS PLAT UNLESS OTHERWISE INDICATED.

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

STEPHEN HAUG, MANAGER  
417 N. COMANCHE PARTNERS, LLC  
4801 SPICEWOOD SPRINGS, STE. 100  
AUSTIN, TEXAS 78759

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY

PERSONALLY APPEARED STEPHEN HAUG 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: \_\_\_\_\_

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

ROBERT S. BUCKLEY  
2625 SE 17TH AVENUE  
PORTLAND, OR. 97202

STATE OF \_\_\_\_\_:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, ON THIS DAY PERSONALLY APPEARED ROBERT S. BUCKLEY 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 \_\_\_\_\_

MY COMMISSION EXPIRES ON: \_\_\_\_\_

DRAWN BY	CAR
CHECKED	CS/MCO
DATE	03-07-17
PROJECT NO	1813-04
DRAWING NO	1813.1
SHEET NO.	1 OF 2
FILENAME	1813-FPSLWESTFP.DGN

COMANCHE II SUBDIVISION



RAMSEY LAND SURVEYING

TBPLS FIRM LICENSE NO. 10033200  
P.O. BOX 92768  
AUSTIN, TEXAS 78709-2768  
PHONE (512) 301-9398  
cseward@rlsurveying.com

NO	REVISIONS	DRN	CHK	DATE	

COMANCHE II SUBDIVISION  
CITY OF SAN MARCOS, TEXAS

SURVEYOR'S CERTIFICATE:

THAT I, CLIFTON SEWARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST ON MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

BEARING BASIS IS THE RESUBDIVISION PLAT OF LOTS 6B & 7B, BLK.2, P.C. WOODS ADDITION RECORDED IN VOLUME 5, PAGE 238, PLAT RECORDS OF HAYS COUNTY, TEXAS, AS SHOWN ON SKYLINE II SUBDIVISION, RECORDED IN VOLUME 19, PAGES 132 AND 133, PLAT RECORDS OF HAYS COUNTY, TEXAS.

CLIFTON SEWARD  
REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS NO. 4337  
RAMSEY LAND SURVEYING  
P.O. BOX 92768  
AUSTIN, TX 78709  
512-301-9398

ENGINEER'S CERTIFICATION:

I, JENNIFER M. GARCIA, 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 48209C0389F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY TEXAS AND INCORPORATED AREAS.

JENNIFER M. GARCIA, P.E.  
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS NO. 106000  
KBGE ENGINEERING  
TBPE FIRM • 12802  
105 W RIVERSIDE DRIVE, SUITE. 100  
AUSTIN, TX 78704  
512-439-0400

CITY OF SAN MARCOS:  
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_\_ DAY OF, \_\_\_\_\_ 20\_\_\_\_ BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN MARCOS.

ENGINEERING AND CAPITAL IMPROVEMENTS

DATE

SHANNON MATTINGLY  
DIRECTOR DEVELOPMENT SERVICES

DATE

FRANCIS SERNA, RECORDING SECRETARY

DATE

GENERAL NOTES:

THE STATE OF TEXAS  
COUNTY OF HAYS

I, LIZ Q. GONZALEZ, 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 BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY  
LIZ Q. GONZALEZ  
COUNTY CLERK  
HAYS COUNTY, TEXAS

- SIDEWALKS ARE REQUIRED ALONG NORTH STREET AND LINDSEY STREET AND SHALL BE INSTALLED AT THE TIME OF DEVELOPMENT. SIDEWALKS SHALL BE CONSTRUCTED BASED ON CITY REGULATIONS IN PLACE AT THE TIME OF DEVELOPMENT AND SHALL BE DEDICATED AS A SIDEWALK EASEMENT WITHIN THE PROPERTY BOUNDARY AT THE TIME OF DEVELOPMENT.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NO. 48209C0389F DATED SEPTEMBER 2, 2005.
- A SITE PREPARATION PERMIT MUST BE ISSUED BY THE CITY OF SAN MARCOS PRIOR TO CONSTRUCTION IN THIS SUBDIVISION.
- ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.

FIELD NOTES

A DESCRIPTION OF 0.860 ACRE (37,478 SQUARE FEET) OF LAND SITUATED IN THE J. VERAMENDI SURVEY, ABSTRACT NO. 17, BEING 0.648 ACRE OF LAND DESCRIBED AS 0.6458 ACRE CONVEYED TO ROBERT S. BUCKLEY BY DEED RECORDED IN VOLUME 2188, PAGE 723, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS BEING A PORTION OF LOTS 15, 16, 17 AND 18, BLOCK 4 OF THE D.P. HOPKINS ADDITION, A SUBDIVISION WHOSE PLAT IS RECORDED IN VOLUME "E" PAGE 415 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS TOGETHER WITH 0.212 ACRE OF LAND BEING ALL OF LOT 2, SKYLINE II SUBDIVISION, A SUBDIVISION WHOSE PLAT IS RECORDED IN VOLUME 19, PAGES 132-133 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS BEING A PORTION OF THAT LAND CONVEYED TO 417 N. COMANCHE PARTNERS, LLC BY DEED RECORDED IN VOLUME 4672, PAGE 737, OF THE SAID OFFICIAL PUBLIC RECORDS, SAID 0.860 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET IN ASPHALT FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF LOT 1 OF SAID SKYLINE II SUBDIVISION ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF LINDSEY STREET, R.O.W. VARIES:

THENCE ALONG THE EAST LINES OF SAID LOT 2 AND THE WEST LINES OF SAID LOT 1 THE FOLLOWING FIVE (5) COURSES:

- A DISTANCE OF 23.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 15.00, CENTRAL ANGLE IS 89° 35' 19" AND WHOSE CHORD BEARS S58° 34' 39"E, 21.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET FOR A POINT OF TANGENCY,
- S13° 47' 00"E, 53.31 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET FOR A POINT OF CURVATURE,
- A DISTANCE OF 19.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 14.50, CENTRAL ANGLE IS 76° 16' 14" AND WHOSE CHORD BEARS S24° 21' 07"W, 17.91 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET FOR A POINT OF TANGENCY,
- S62° 29' 14"W, 18.44 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET, AND
- S10° 34' 01"E, 37.20 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID LOT 2, AN EXTERIOR CORNER OF SAID LOT 1 AND AN ANGLE POINT ON THE NORTH LINE OF SAID 0.6458 ACRE;

THENCE, DEPARTING SAID EAST LINE AND SAID WEST LINE, ALONG THE NORTH LINE OF SAID 0.6458 ACRE AND AN INTERIOR LINE OF SAID LOT 1, N81° 36' 28"E, 54.66 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 0.6458 ACRE AND AN INTERIOR CORNER OF SAID LOT 1;

THENCE, DEPARTING SAID NORTH LINE AND SAID INTERIOR LINE, ALONG THE EAST LINE OF SAID 0.6458 ACRE AND THE WEST LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:

- S06° 05' 47"E, 37.66 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET, AND
- S06° 12' 55"E, 74.01 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 0.6458 ACRE, THE NORTHEAST CORNER OF LOT 13-A, LOT 1-A AND LOT 13-A, BLOCK 4, D.P. HOPKINS FIRST ADDITION, A SUBDIVISION WHOSE PLAT IS RECORDED IN VOLUME 9, PAGE 276 OF THE SAID PLAT RECORDS AND AN ANGLE POINT ON THE WEST LINE OF SAID LOT 1 FROM WHICH A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "BYRN SURVEY" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF LOT 7B, RESUBDIVISION PLAT OF LOTS 6B & 7B, BLK. 2, P.C. WOODS ADDITION, A SUBDIVISION WHOSE PLAT IS RECORDED IN VOLUME 5, PAGE 238 OF THE SAID PLAT RECORDS BEARS S07° 52' 53"E, 66.24 FEET;

THENCE, DEPARTING SAID EAST LINE AND SAID WEST LINE, ALONG THE SOUTH LINE OF SAID 0.6458 ACRE AND THE NORTH LINE OF SAID LOT 13-A THE FOLLOWING TWO (2) COURSES:

- S81° 36' 29"W, 155.65 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET, AND
- S81° 40' 53"W, 99.82 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 0.6458 ACRE ON THE EAST R.O.W. LINE OF NORTH STREET (R.O.W. VARIES) FROM WHICH A SPIKE WITH SHINER STAMPED "BASELINE INC." FOUND BEARS S80° 27' 56"W, 8.54 FEET;

THENCE, DEPARTING SAID SOUTH LINE AND SAID NORTH LINE, ALONG THE WEST LINE OF SAID 0.6458 ACRE AND THE EAST R.O.W. LINE OF SAID NORTH STREET, N07° 08' 52"W, 107.91 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.6458 ACRE AND THE SOUTHWEST CORNER OF LOT 17A, BLOCK 18, D.P. HOPKINS ADDITION, A SUBDIVISION WHOSE PLAT IS RECORDED IN VOLUME 4, PAGE 210 OF THE SAID PLAT RECORDS;

THENCE, DEPARTING SAID WEST LINE AND SAID EAST R.O.W. LINE ALONG THE NORTH LINE OF SAID 0.6458 ACRE AND THE SOUTH LINE OF SAID LOT 17A, N80° 36' 58"E, 141.77 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "CARZA" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 17A AND THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE, DEPARTING SAID NORTH LINE AND SAID SOUTH LINE, ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 17A, N07° 53' 29"W, AT 117.73 FEET PASSING A 5/8 INCH IRON ROD WITH ALUMINUM CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 17A, AND CONTINUING FOR A TOTAL OF 120.39 FEET TO A 1-1/2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2 ON THE SOUTH R.O.W. LINE OF SAID LINDSEY STREET;

THENCE, DEPARTING SAID WEST LINE, ALONG SAID SOUTH R.O.W. LINE AND THE SAID NORTH LINE OF LOT 2, N76° 37' 42"E, AT 53.46 FEET PASSING A MAG NAIL FOUND, CONTINUING FOR A TOTAL OF 64.68 FEET TO THE POINT OF BEGINNING CONTAINING 0.860 ACRE (37,478 SQUARE FEET) OF LAND MORE OR LESS.

COMANCHE II SUBDIVISION



RAMSEY LAND SURVEYING

TBPLS FIRM LICENSE NO. 10033200  
P.O. BOX 92768  
AUSTIN, TEXAS 78709-2768  
PHONE (512) 301-9398  
cseward@rlsurveying.com

NO	REVISIONS	DRN	CHK	DATE
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