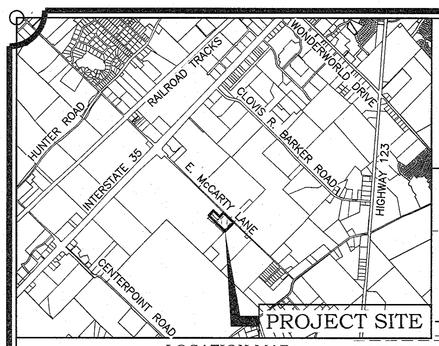
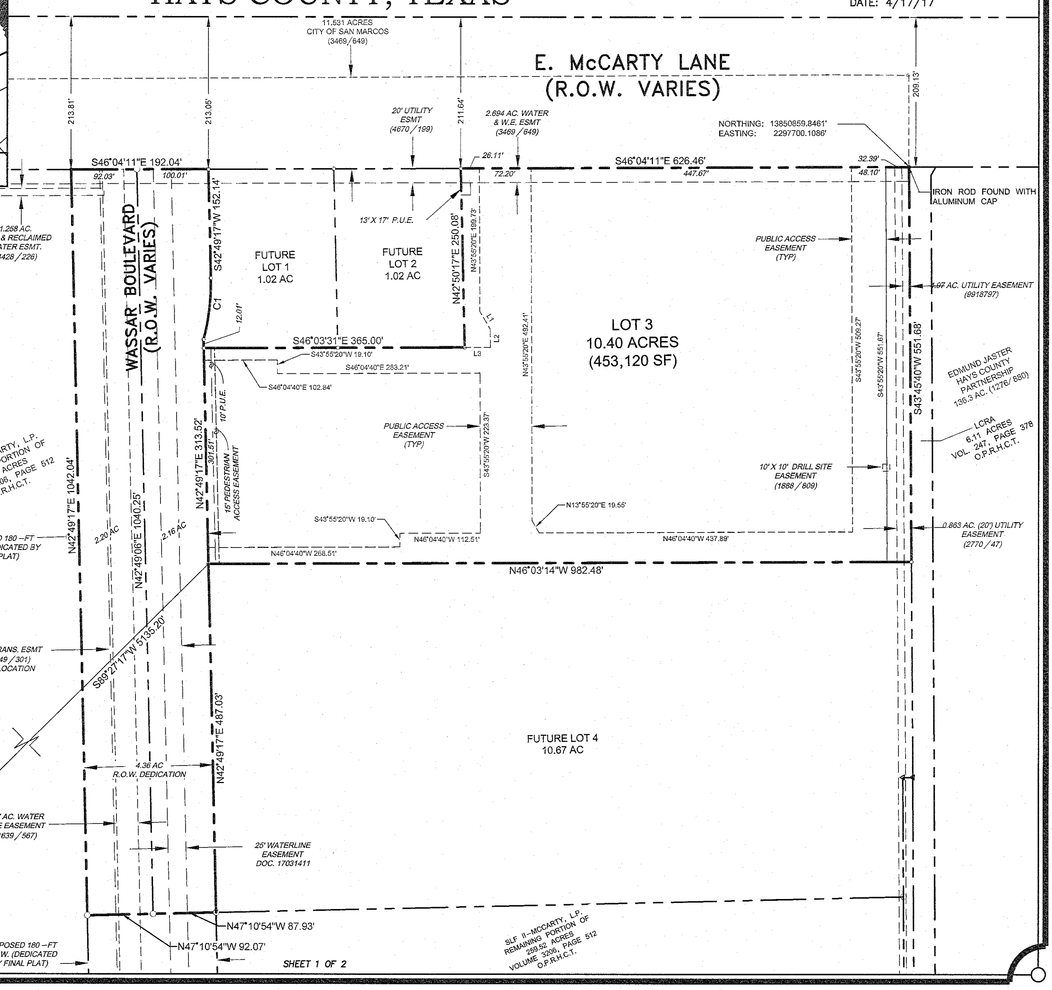
PLAT OF
MCCARTY COMMONS, PHASE II
14.76 ACRES
HAYS COUNTY, TEXAS



LOCATION MAP
1"=2,000'

SCALE: 1" = 100'
GRID COORDINATES
DATE: 4/17/17



BENCHMARK INFORMATION:

BM #1: SAN MARCOS MONUMENT GPS #09

GRID NORTHING COORDINATE: 13851094.35
GRID EASTING COORDINATE: 2291476.19

ELEVATION = 649.73'

BEARING BASIS: TEXAS LAMBERT GRID, SOUTH CENTRAL ZONE 4204, NAD 83

LEGEND

- DENOTES BENCHMARK (SEE NOTE)
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- CONCRETE MONUMENT
- PROPERTY LINE
- R.O.W. LINE
- UTILITY OR DRAINAGE EASEMENTS

LINE TABLE

LINE #	LENGTH	BEARING
L1	29.05'	N15°55'20"E
L2	25.15'	N45°55'20"E
L3	35.90'	S46°03'31"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	66.74'	311.50'	10°57'19"	S50°47'57"W	66.46'

PLAT NOTES:

1. THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.
2. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE CITY OF SAN MARCOS.
3. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
4. FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP #48209C0475F, HAYS COUNTY, TEXAS, DATED SEPTEMBER 2, 2005.
5. SIDEWALK WILL BE CONSTRUCTED AT THE TIME OF DEVELOPMENT.
6. DEVELOPMENT ON THIS TRACT IS SUBJECT TO THE PDD AGREEMENT BETWEEN THE CITY OF SAN MARCOS AND SLF II – MCCARTY, L.P. AS DESCRIBED IN ORDINANCE NO. 2013–26.
7. BUILDING SETBACKS SHALL CONFORM WITH CITY OF SAN MARCOS ZONING ORDINANCE AND PDD REQUIREMENTS, AS APPLICABLE.
8. PUBLIC UTILITY EASEMENTS DEDICATED WITH THIS PLAT ARE DEPICTED ON THE FACE OF PLAT.
9. STORMWATER DETENTION WILL BE PROVIDED BY OFFSITE SHARED DETENTION BASIN.

PLAT OF
MCCARTY COMMONS, PHASE II
14.76 ACRES
HAYS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF HAYS:
KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, BEING THE OWNER OF A 12.56 ACRE TRACT OF LAND SITUATED IN THE CYRUS WICKSON SURVEY, A–474 IN HAYS COUNTY TEXAS, OUT OF THAT CERTAIN 25.26 ACRE TRACT CONVEYED TO SMTX MCCARTY, L.L.C. BY SPECIAL WARRANTY DEED, RECORDED IN DOC. 17031612, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE _____DAY OF _____, 201_.

SMTX MCCARTY, L.L.C.
3710 RAWLINS STREET, SUITE 1350
DALLAS, TX 75219

BY: _____
OWNER

STATE OF TEXAS:
COUNTY OF HAYS:
KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, BEING THE OWNER OF A 2.20 ACRE TRACT OF LAND SITUATED IN THE CYRUS WICKSON SURVEY, A–474 IN HAYS COUNTY TEXAS, OUT OF THAT REMAINING 258.52 ACRE TRACT CONVEYED TO SLF II – MCCARTY, L.P. BY DEED, RECORDED IN VOLUME 3200, PAGE 512, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE _____DAY OF _____, 201_.

SFL II – MCCARTY, L.P.
5949 SHERRY LANE, SUITE 1750
DALLAS, TX 75225

BY: _____
OWNER

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 201_

(SEAL)

_____
NOTARY PUBLIC'S SIGNATURE

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 201_

(SEAL)

_____
NOTARY PUBLIC'S SIGNATURE

SURVEYOR:

I, GEORGE E. LUCAS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, 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 AND HAYS COUNTY TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____, TEXAS, THIS

DAY OF_____, 201_

_____
GEORGE E. LUCAS
REGISTERED PROFESSIONAL SURVEYOR NO. 4160, STATE OF TEXAS
CELCO SURVEYING FIRM REGISTRATION NO. 10193975
2205 STONECREST PATH
NEW BRAUNFELS, TEXAS, 78130

ENGINEER:

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

_____
HUGO ELIZONDO, JR., REGISTERED PROFESSIONAL ENGINEER NO. 69781
CUATRO CONSULTANTS, LTD.
3501 KYLE CROSSING, SUITE A
KYLE, TEXAS 78640

CITY OF SAN MARCOS:

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 201_, BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN MARCOS, TEXAS.

_____ _____
SHANNON MATTINGLY, AICP DATE RECORDING SECRETARY DATE DIRECTOR
DEVELOPMENT SERVICES

_____
JIM GARBER, COMMISSIONER
PLANNING AND ZONING

_____
ENGINEERING AND CAPITAL IMPROVEMENTS

HAYS COUNTY:

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 _____, 201_, AT _____ O'CLOCK ___M. AND DULY RECORDED ON THE _____ DAY OF _____, 201_, AT _____ O'CLOCK ___M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK _____ PAGE_____.

_____
LIZ Q. GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS

FOR REVIEW ONLY
DATE: 4-9-18