



VICINITY MAP  
NOT TO SCALE

- PLAT NOTES:
1. THIS SUBDIVISION IS LOCATED WITHIN THE EXTERRITORIAL JURISDICTION OF SAN MARCOS, TX.
  2. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
  3. THIS SUBDIVISION DOES NOT FALL WITHIN DESIGNATED WATERSHEDS, EDWARD'S AQUIFER RECHARGE OR CONTRIBUTING ZONES AND/OR SAN MARCOS RIVER CORRIDOR.
  4. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL 48209C0415F, DATED SEPTEMBER 02, 2005, THIS LOT IS LOCATED IN ZONE 'X', WHICH IS AN AREA OUTSIDE THE 100-YEAR FLOODPLAIN.
  5. WATER SERVICE IS TO BE PROVIDED BY MAXWELL WSC, ELECTRICITY IS TO BE PROVIDED BY PEDERNALES ELECTRIC COOP.
  6. SANITARY SEWER SERVICE IS TO BE BY INDIVIDUAL ON-SITE SEWAGE FACILITIES CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY DEVELOPMENT SERVICES RULES AND REGULATIONS OR HAYS COUNTY RULES FOR ON-SITE SEWAGE FACILITIES, AS APPLICABLE.

STATE OF TEXAS  
COUNTY OF COMAL

I, RHONDA K. BUTLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY UNDER MY SUPERVISION ON THE GROUND, AND THAT CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

RHONDA K. BUTLER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5409

DATE

STATE OF TEXAS  
COUNTY OF BASTROP

I, STEVEN CLASSEN AND MITCHELL CLASSEN, MANAGING PARTNER AND PARTNER, RESPECTIVELY FOR CLASSEN PROPERTIES, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT, AND TO BE KNOWN AS AS CLASSEN DEVELOPMENT, BEING ALL OF A 10.007 ACRE TRACT OUT OF THE THOMAS G. McGEHEE LEAGUE SURVEY, ABSTRACT NO. 11, HAYS COUNTY, TEXAS, RECORDED IN INSTRUMENT #17022263, OFFICIAL PUBLIC RECORDS, HAYS COUNTY TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD

STEVEN CLASSEN  
CLASSEN PROPERTIES, LLC  
654 HWY 71 WEST  
BASTROP, TX 78602

MITCHELL CLASSEN  
CLASSEN PROPERTIES, LLC  
654 HWY 71 WEST  
BASTROP, TX 78602

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN CLASSEN AND MITCHELL CLASSEN, KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

NOTARY PUBLIC  
STATE OF TEXAS

DRAFT

D.B. HENNINGTON  
91.37 AC.  
VOL. 1675, PG. 312

N 13980288.40  
E 2328018.14

LOT 1  
10.007 AC

R. G. FORRESTER  
10.01 AC.  
DOC. 16012126

B. A. NOBLE  
1.47 AC  
VOL. 2083, PG. 753

N 13879420.18  
E 2329288.68

S48°58'36"W  
7241.51'  
CITY OF  
SAN MARCOS  
GPS #11

- SURVEY NOTES:
- 1) BASIS OF BEARING IS WGS. 84.
  - 2) ALL IRON PINS SET ARE  $\frac{1}{2}$ " REBAR WITH PINK PLASTIC CAP STAMPED "RKB 5409".
  - 3) IRON PINS FOUND ARE  $\frac{1}{2}$ " DIAMETER REBAR AND ARE AT ALL CORNERS UNLESS OTHERWISE NOTED.

## FINAL DEVELOPMENT PLAT OF CLASSEN DEVELOPMENT

BEING A 10.007 ACRE TRACT OF LAND SITUATED IN HAYS COUNTY, TEXAS,  
BEING OUT OF THE THOMAS G. McGEHEE LEAGUE, ABSTRACT 11 AND BEING  
THE SAME TRACT OF LAND RECORDED IN INSTRUMENT #17022263 OF THE  
OFFICIAL PUBIC RECORDS OF HAYS COUNTY, TEXAS.

ACE SURVEYING, INC.  
FIRM #10160700  
PO BOX 597  
DEVINE, TX 78016  
(830) 334-7264

MICHAEL F. LUCCI, PE, PLLC  
FIRM #757  
24165 W. INTERSTATE 10, STE 217-409  
SAN ANTONIO, TX 78257  
210-213-3462

SHEET 1 OF 1

STATE OF TEXAS  
COUNTY OF HAYS

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 THE 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 STATE APPROVED PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES, AS APPLICABLE.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

TOM POPE, RS, CFM  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

DATE

STATE OF TEXAS  
COUNTY OF HAYS

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT AND COMMUNITY 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 EXTERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.

JAMES C. GARZA, DIRECTOR  
HAYS COUNTY DEVELOPMENT & COMMUNITY SERVICES

DATE

CITY OF SAN MARCOS  
CERTIFICATE OF APPROVAL

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

CHAIRMAN

DATE

RECORDING SECRETARY

DATE

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

DATE

ENGINEERING AND CAPITAL IMPROVEMENTS

DATE

CITY OF SAN MARCOS  
CERTIFICATE OF APPROVAL

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

CHAIRMAN

DATE

STATE OF TEXAS  
COUNTY OF HAYS

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, AND DULY  
RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD, AT \_\_\_\_\_ O'CLOCK  
\_\_\_\_\_ M, IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN DOCUMENT # \_\_\_\_\_

WITNESS MY HAND OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK, HAYS COUNTY, TEXAS