

Drawing: P:\1722-001\dwg\working\_drawing\submitted\_files\PRELIM\1722001-PP-PREPLAT.dwg  
User: SKUNDU  
Last Modified: Aug 14, 18 10:24  
Plot Date/Time: Aug 20, 18 13:57:58

LAZY OAKS RANCH, LP  
CALLED 183.066 AC  
VOL. 3772, PG. 2312  
OCTOBER 06, 2014  
O.P.R.H.C.T.X.

MATCH LINE SEE SHEET 2

PARK 94

FUTURE  
LA CIMA  
PHASE

PARK 27

TEMPORARY  
TURNAROUND  
R48.5'

DE 28

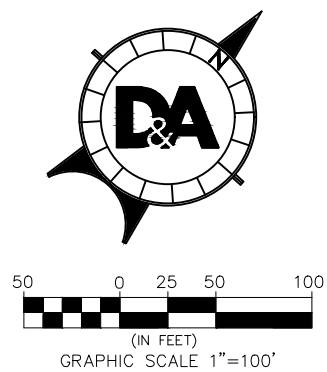
DE 90

LAZY OAKS RANCH, LP  
23.823 AC  
VOL. 5038, PG. 698  
OCTOBER 06, 2014  
O.P.R.H.C.T.X.

ACCESS 92

EXISTING  
LA CIMA  
PHASE 1, SECTION 1

EXISTING POND  
AREA OF INUNDATION



**DA DOUCET & ASSOCIATES**  
Civil Engineering - Entitlements - Surveying/Mapping  
7401 B. Highway 71 W. Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetengineers.com  
Firm Registration Number: 3937

PRELIMINARY PLAT

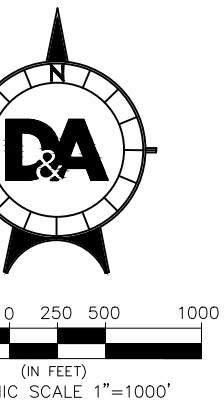
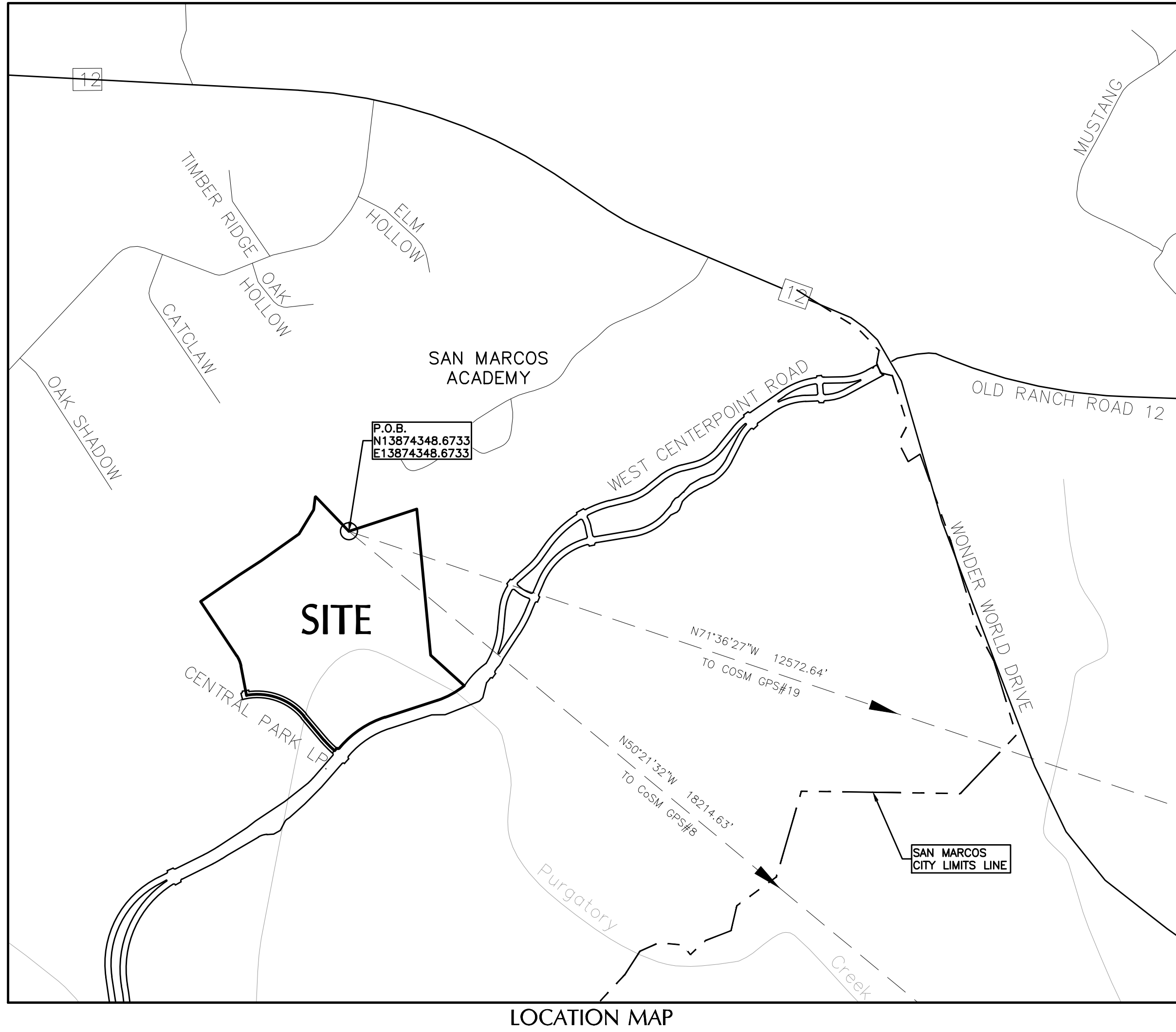
LA CIMA PHASE II  
PRELIMINARY PLAT  
SAN MARCOS, TEXAS



Scale: 1"= 100'  
Designed: BC  
Drawn: BC  
Reviewed: KS  
Date: 08-08-2018  
SHEET 1 OF 2  
Project No:



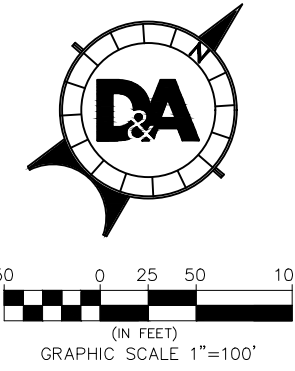
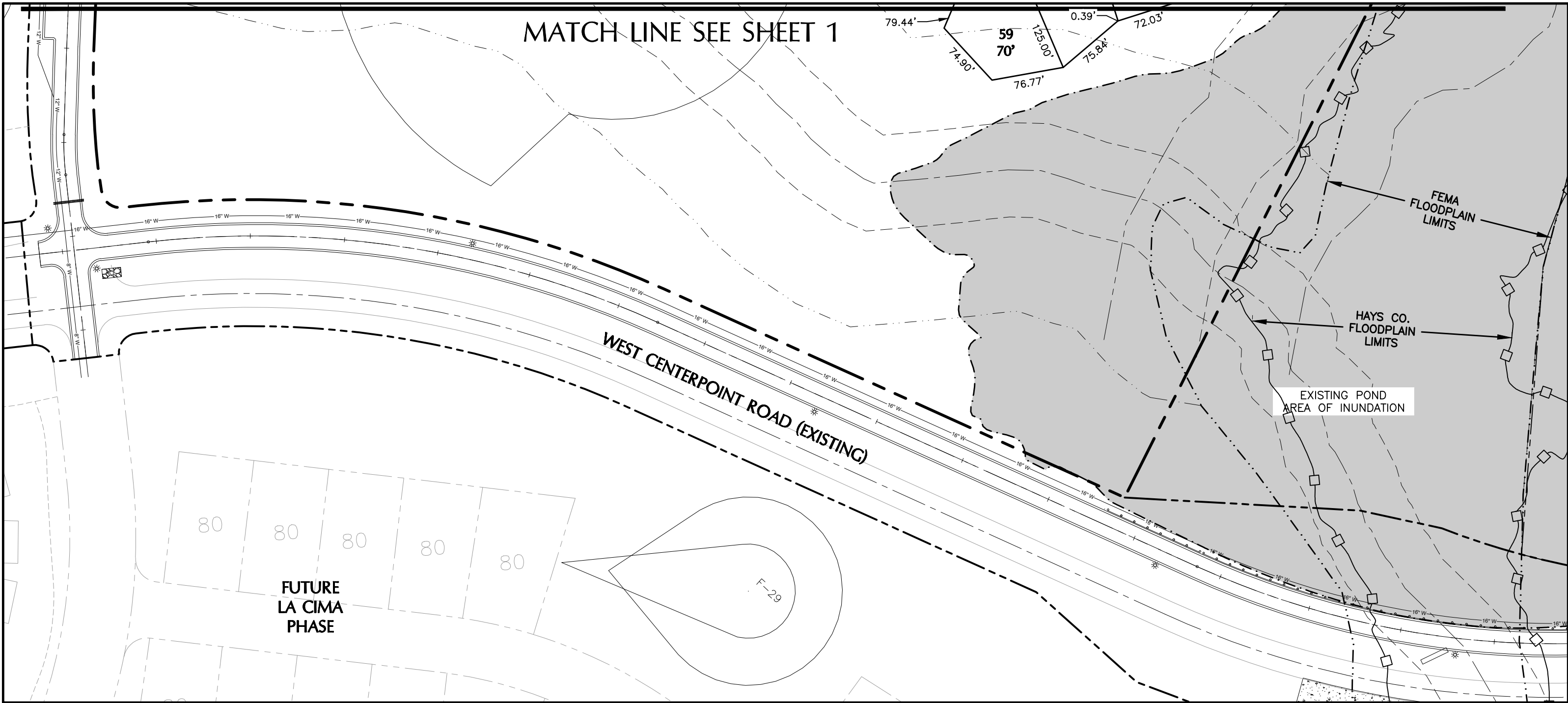
Drawing: P:\1722-001\dwg\working\_drawings\submitted\_files\PRELIM PLAT\1722001-PP-PREPLAT.dwg  
User: SKUNDU Aug 14, 18 - 10:24  
Plot Date/Time: Aug 20, 18 - 13:38:30



DATE: MARCH 23, 2018  
OWNER: LA CIMA SAN MARCOS, LLC  
11612 FM 2244 BLDG. 1 STE. 140  
AUSTIN, TX. 78738  
CONTACT: MR. BRYAN LEE 512-695-2875  
ENGINEER: DOUCET & ASSOCIATES  
7401 B HWY. 71 WEST, SUITE 160  
AUSTIN, TEXAS 78735  
(512) 583-2600  
CONTACT: KEITH SCHAUER, P.E. - ENGINEER  
LAND SURVEY: DOUCET & ASSOCIATES, INC.  
7401 B HWY. 71 WEST, SUITE 160  
AUSTIN, TEXAS 78735  
(512) 583-2600  
CONTACT: EDWARD PRINCE, R.P.L.S.

WATERSHED: PURGATORY CREEK  
FLOODPLAIN NOTE: ACCORDING TO THE CURRENT FEMA FLOOD INSURANCE RATE MAP NUMBER 48209C0369F, DATED SEPTEMBER 2, 2005, HAYS COUNTY, TEXAS, A PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED HUNDRED YEAR FLOOD PLAIN FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.  
LEGAL DESCRIPTION: LAZY OAKS RANCH, LP  
CALLED 138.87 ACRES  
VOL. 3772, PG. 231  
NOVEMBER 13, 2009  
O.P.R.H.C.T.X.

UTILITY PROVIDERS  
WATER: CITY OF SAN MARCOS  
WASTEWATER: CITY OF SAN MARCOS  
ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE  
GAS: CENTERPOINT ENERGY  
TELEPHONE/CABLE: CHARTER COMMUNICATIONS (dba SPECTRUM)  
EMERGENCY: HAYS COUNTY ESD #3 & 9  
SCHOOL DISTRICT: SAN MARCOS CONSOLIDATED ISD



SITE DATA TABLE	AREA
TOTAL BOUNDARY AREA:	89.42 Ac.
RESIDENTIAL LOTS (50'x125'):	125 1972 Ac.
RESIDENTIAL LOTS (60'x125'):	102 1959 Ac.
RESIDENTIAL LOTS (70'x125'):	23 5.52 Ac.
TOTAL RESIDENTIAL LOTS:	250 45.63 Ac.
PARK/OPEN SPACE AREA:	25.51 Ac.
DRAINAGE EASEMENT(D.E) AREA:	4.66 Ac.
ACCESS EASEMENT AREA:	0.06 Ac.
STREET R.O.W.	13.56 Ac.
NUMBER OF BLOCKS:	6

PUBLIC ROADWAY TABLE  
NOTE: ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED WITH CURB & GUTTER

STREET NAME	R.O.W. & PAVEMENT	CLASSIFICATION	LENGTH	SIDEWALK
CAROLINA JASMINE DR.	53' ROW, 33' F-F	RESIDENTIAL	1,475 L/F	BOTH SIDES 4' WIDE
FOUNTAIN GRASS DR.	60' ROW, 37' F-F	RESIDENTIAL	1,133 L/F	BOTH SIDES 4' WIDE
LAMBS EAR PASS	53' ROW, 33' F-F	RESIDENTIAL	547 L/F	BOTH SIDES 4' WIDE
MAJESTIC SAGE TRAIL	53' ROW, 33' F-F	RESIDENTIAL	1,030 L/F	BOTH SIDES 4' WIDE
MISSOURI PRIMROSE LN.	53' ROW, 33' F-F	RESIDENTIAL	625 L/F	BOTH SIDES 4' WIDE
ORANGE LEAF CV.	53' ROW, 33' F-F	RESIDENTIAL	377 L/F	BOTH SIDES 4' WIDE
PIN CHERRY PASS	53' ROW, 33' F-F	RESIDENTIAL	608 L/F	BOTH SIDES 4' WIDE
RHANNON RIDGE	53' ROW, 33' F-F	RESIDENTIAL	1,207 L/F	BOTH SIDES 4' WIDE
THORN BERRY TR.	53' ROW, 33' F-F	RESIDENTIAL	1,557 L/F	BOTH SIDES 4' WIDE
TRAILING LANTANA LN.	53' ROW, 33' F-F	RESIDENTIAL	2,059 L/F	BOTH SIDES 4' WIDE

TOTAL: 10,618

NOTES:

- THIS PROJECT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG ALL PROPOSED STREETS. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE 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.
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY OF SAN MARCOS SPECIFICATIONS.
- THIS PLAT AND LOTS THEREIN ARE SUBJECT TO THE DEVELOPMENT AGREEMENT WITH THE CITY OF SAN MARCOS, RESOLUTION 2014-131R, APPROVED SEPTEMBER 16, 2014 AND SUBSEQUENTLY AMENDED AND ADOPTED IN RESOLUTION 2018-75R, APPROVED MAY 15, 2018.
- THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
- THE LA CIMA H.O.A. OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PARK, DRAINAGE EASEMENT (D.E.), AND ACCESS LOTS SHOWN HEREON.
- THIS PROJECT CONTAINS 262 LOTS, AVERAGING 0.290 AC. THERE ARE:  
1 LOTS > 10 AC;  
0 LOTS > 5 AC;  
0 LOTS > 2 AC;  
1 LOTS > 1 AC;  
260 LOTS < 1 AC.
- THE HAYS COUNTY STUDIED FLOODPLAIN (2017), AS WELL AS THE FEMA ZONE A FLOODPLAIN (2005) HAVE BEEN SHOWN ON THE PLAT. A LOMR IS IN PROCESS BY BOWMAN CONSULTING, BUT IT IS UNKNOWN IF IT WILL BE INCLUDED IN THE PENDING FEMA UPDATE.

ELEVATIONS FROM THE HAYS COUNTY FLOOD DATA CROSS-SECTION DATA ARE OUTSIDE OF THE LOTS. FOR THE TOPOGRAPHIC SURVEY PERFORMED BY DOUCET & ASSOCIATES (2018). ONCE THE BOWMAN LOMR IS APPROVED, THIS DISCREPANCY SHOULD BE RECTIFIED.

#### LOT TABLE

BLOCK	LOT #	AREA (sq. ft.)	LOT TYPE	BLOCK	LOT #	AREA (sq. ft.)	LOT TYPE	BLOCK	LOT #	AREA (sq. ft.)	LOT TYPE	BLOCK	LOT #	AREA (sq. ft.)	LOT TYPE
A	1	6,425.00	50' Residential Lot	A	75	7,710.00	60' Residential Lot	B	53	6,425.00	50' Residential Lot	E	7	8,576.71	60' Residential Lot
A	2	6,425.00	50' Residential Lot	A	76	7,710.00	60' Residential Lot	B	54	6,425.00	50' Residential Lot	E	8	8,020.24	60' Residential Lot
A	3	6,425.00	50' Residential Lot	A	77	7,911.20	60' Residential Lot	B	56	34,777.08	Park Lot	E	9	9,396.46	60' Residential Lot
A	4	6,503.19	50' Residential Lot	A	78	7,431.92	60' Residential Lot	B	57	21,398.34	Park Lot	E	10	9,396.46	60' Residential Lot
A	5	7,398.59	50' Residential Lot	A	79	7,918.20	60' Residential Lot	C	1	9,326.24	60' Residential Lot	E	11	7,915.51	60' Residential Lot
A	6	7,398.59	50' Residential Lot	A	80	7,918.20	60' Residential Lot	C	2	8,819.64	60' Residential Lot	E	12	8,059.73	60' Residential Lot
A	7	7,398.59	50' Residential Lot	A	81	7,918.20	60' Residential Lot	C	3	9,014.25	60' Residential Lot	E	13	8,059.73	60' Residential Lot
A	8	7,398.59	50' Residential Lot	A	82	10,918.49	60' Residential Lot	C	4	9,007.05	60' Residential Lot	E	14	8,059.73	60' Residential Lot
A	9	7,075.96	50' Residential Lot	A	83	10,879.23	60' Residential Lot	C	5	9,004.59	60' Residential Lot	E	15	8,059.73	60' Residential Lot
A	10	6,693.54	50' Residential Lot	A	84	7,857.10	60' Residential Lot	C	6	9,006.88	60' Residential Lot	E	16	8,059.73	60' Residential Lot
A	11	6,726.18	50' Residential Lot	A	85	7,857.10	60' Residential Lot	C	7	9,013.90	60' Residential Lot	E	17	8,004.51	60' Residential Lot
A	12	6,726.18	50' Residential Lot	A	86	7,857.09	60' Residential Lot	C	8	8,802.95	60' Residential Lot	E	18	9,396.46	60' Residential Lot
A	13	6,726.18	50' Residential Lot	A	87	7,857.07	60' Residential Lot	C	9	7,710.45	60' Residential Lot	F	1	8,205.60	50' Residential Lot
A	14	6,459.60	50' Residential Lot	A	88	7,857.07	60' Residential Lot	C	10	9,081.30	60' Residential Lot	F	2	6,425.00	50' Residential Lot
A	15	6,425.00	50' Residential Lot	A	89	8,038.63	60' Residential Lot	C	11	9,076.69	60' Residential Lot	F	3	6,425.00	50' Residential Lot
A	16	6,425.00	50' Residential Lot	A	90	26,862.99	Drainage Easement	C	12	9,084.92	60' Residential Lot	F	4	6,425.00	50' Residential Lot
A	17	6,425.00	50' Residential Lot	A	91	32,241.29	Drainage Easement	C	13	7,710.02	60' Residential Lot	F	5	6,425.00	50' Residential Lot
A	18	6,425.00	50' Residential Lot	A	92	2,570.00	Access Lot	C	14	7,709.99	60' Residential Lot	F	6	6,425.00	50' Residential Lot
A	19	7,468.96	50' Residential Lot	A	93	29,850.90	Drainage Easement	C	15	8,734.98	60' Residential Lot	F	7	6,425.00	50' Residential Lot
A	20	6,425.00	50' Residential Lot	A	94	1,086,650.85	Park Lot	C	16	9,159.43	60' Residential Lot	F	8	6,425.00	50' Residential Lot
A	21	6,425.00	50' Residential Lot	A	95	35,995.78	Drainage Easement	C	17	7,710.01	60' Residential Lot	F	9	6,425.00	50' Residential Lot
A	22	6,425.00	50' Residential Lot	A	96	4,126.84	Park Lot	C	18	7,710.02	60' Residential Lot	F	10	6,425.00	50' Residential Lot
A	23	6,236.12	50' Residential Lot	B	1	6,500.00	50' Residential Lot	C	19	7,710.03	60' Residential Lot	F	11	6,425.00	50' Residential Lot
A	24	7,721.38	60' Residential Lot	B	2	6,500.00	50' Residential Lot	C	20	9,606.66	60' Residential Lot	F	12	6,425.00	50' Residential Lot
A	25	8,213.92	60' Residential Lot	B	3	6,500.00	50' Residential Lot	C	21	8,980.33	60' Residential Lot	F	13	6,425.00	50' Residential Lot
A	26	7,790.21	60' Residential Lot	B	4	6,500.00	50' Residential Lot	C	22	7,710.00	60' Residential Lot	F	14	6,425.00	50' Residential Lot
A	27	7,879.30	60' Residential Lot	B	5	8,058.34	50' Residential Lot	C	23	7,710.00	60' Residential Lot	F	15	6,425.00	50' Residential Lot
A	28	7,879.30	60' Residential Lot	B	6	7,377.06	60' Residential Lot	C	24	8,501.28	60' Residential Lot	F	16	6,425.00	50' Residential Lot
A	29	7,879.30	60' Residential Lot	B	7	7,616.91	50' Residential Lot	C	25	8,583.46	60' Residential Lot	F	17	7,880.82	60' Residential Lot
A	30	7,879.30	60' Residential Lot	B	8	6,499.95	50' Residential Lot	C	26	8,590.49	60' Residential Lot	F	18	7,880.82	60' Residential Lot
A	31	7,879.30	60' Residential Lot	B	9	6,500.00	50' Residential Lot	C	27	8,592.77	60' Residential Lot	F	19	7,880.70	60' Residential Lot
A	32	7,879.30	60' Residential Lot	B	10	6,500.00	50' Residential Lot	C	28	8,590.49	60' Residential Lot	F	20	7,897.48	60' Residential Lot
A	33	7,879.30	60' Residential Lot	B	11	7,556.71	50' Residential Lot	C	29	8,583.11	60' Residential Lot	F	21	7,897.48	60' Residential Lot
A	34	7,772.74	60' Residential Lot	B	12	7,468.96	50' Residential Lot	C	30	8,506.23	60' Residential Lot	F	22	7,897.48	60' Residential Lot
A	35	8,728.45	60' Residential Lot	B	13	6,425.00	50' Residential Lot	C	31	9,396.46	60' Residential Lot	F	23	7,897.48	60' Residential Lot
A	36	8,884.79	60' Residential Lot	B	14	6,425.00	50' Residential Lot	D	1	7,661.71	50' Residential Lot	F	24	7,897.48	60' Residential Lot
A	37	9,238.33	60' Residential Lot	B	15	6,425.76	50' Residential Lot	D	2	6,425.00	50' Residential Lot	F	25	7,882.07	60' Residential Lot
A	38	8,779.67	60' Residential Lot	B	16	6,530.61	50' Residential Lot	D	3	6,425.00	50' Residential Lot	F	26	8,344.55	60' Residential Lot
A	39	12,259.02	60' Residential Lot	B	17	6,850.55	50' Residential Lot	D	4	6,425.00	50' Residential Lot	F	27	4,497.50	Park Lot
A	40	10,207.56	60' Residential Lot	B	18	7,998.52	50' Residential Lot	D	5	6,425.00	50' Residential Lot	F	28	70,352.66	Drainage Easement
A	41	8,855.35	60' Residential Lot	B	19	8,804.64	50' Residential Lot	D	6	6,425.00	50' Residential Lot				
A	42	8,855.35	60' Residential Lot	B	20	8,967.57	50' Residential Lot	D	7	6,425.00	50' Residential Lot				
A	43	8,841.39	60' Residential Lot	B	21	7,856.91	50' Residential Lot	D	8	6,425.00	50' Residential Lot				
A	44	8,995.00	70' Residential Lot	B	22	8,202.54	50' Residential Lot	D	9	6,425.00	50' Residential Lot				
A	45	10,885.93	70' Residential Lot	B	23	9,202.51	50' Residential Lot	D	10	6,425.00	50' Residential Lot				
A	46	11,178.38	70' Residential Lot	B	24	9,538.91	50' Residential Lot	D	11	6,425.00	50' Residential Lot				
A	47	10,806.33	70' Residential Lot	B	25	8,818.49	50' Residential Lot	D	12	6,425.00	50' Residential Lot				
A	48	8,994.07	70' Residential Lot	B	26	9,043.98	50' Residential Lot	D	13	6,425.00	50' Residential Lot				
A	49	8,776.94	70' Residential Lot	B	27	8,282.92	50' Residential Lot	D	14	6,425.00	50' Residential Lot				
A	50	9,819.80	70' Residential Lot	B	28	7,285.06	50' Residential Lot	D	15	6,425.00	50' Residential Lot				
A	51	8,951.54	70' Residential Lot	B	29	6,613.83	50' Residential Lot	D	16	7,468.96	50' Residential Lot				
A	52	8,995.00	70' Residential Lot	B	30	6,435.28	50' Residential Lot	D	17	7,468.96	50' Residential Lot				
A	53	8,995.00	70' Residential Lot	B	31	6,425.00	50' Residential Lot	D	18	6,425.00	50' Residential Lot				
A	54	11,506.78	70' Residential Lot	B	32	6,425.00	50' Residential Lot	D	19	6,425.00	50' Residential Lot				
A	55	11,582.41	70' Residential Lot	B	33	6,425.00	50' Residential Lot	D	20	6,425.00	50' Residential Lot				
A	56	9,745.57	70' Residential Lot	B	34	6,425.00	50' Residential Lot	D	21	6,425.00	50' Residential Lot				
A	57	11,568.86	70' Residential Lot	B	35	6,425.00	50' Residential Lot	D	22	6,425.00	50' Residential Lot				
A	58	13,711.75	70' Residential Lot	B	36	7,468.96	50' Residential Lot	D	23	6,425.00	50' Residential Lot				
A	59	10,229.73	70' Residential Lot	B	37	7,468.96	50' Residential Lot	D	24	6,425.00	50' Residential Lot				
A	60	10,047.49	70' Residential Lot	B	38	6,425.00	50' Residential Lot	D	25	6,425.00	50' Residential Lot				
A	61	9,149.90	70' Residential Lot	B	39	6,425.00	50' Residential Lot	D	26	6,425.00	50' Residential Lot				
A	62	10,154.86	70' Residential Lot	B	40	6,425.00	50' Residential Lot	D	27	6,425.00	50' Residential Lot				
A	63	9,293.43	70' Residential Lot	B	41	6,425.00	50' Residential Lot	D	28	6,425.00	50' Residential Lot				
A	64	8,995.00	70' Residential Lot	B	42	6,425.00	50' Residential Lot	D	29	6,425.00	50' Residential Lot				
A	65	9,817.92	70' Residential Lot	B	43	6,425.00	50' Residential Lot	D	30	6,425.00	50' Residential Lot				
A	66	9,999.98	70' Residential Lot	B	44	6,425.00	50' Residential Lot	D	31	6,425.00	50' Residential Lot				
A	67	9,222.01	60' Residential Lot	B	45	6,550.63	50' Residential Lot	D	32	7,661.71	50' Residential Lot				
A	68	8,822.52	60' Residential Lot	B	46	6,762.74	50' Residential Lot	D	33	15,420.00	Park Lot				