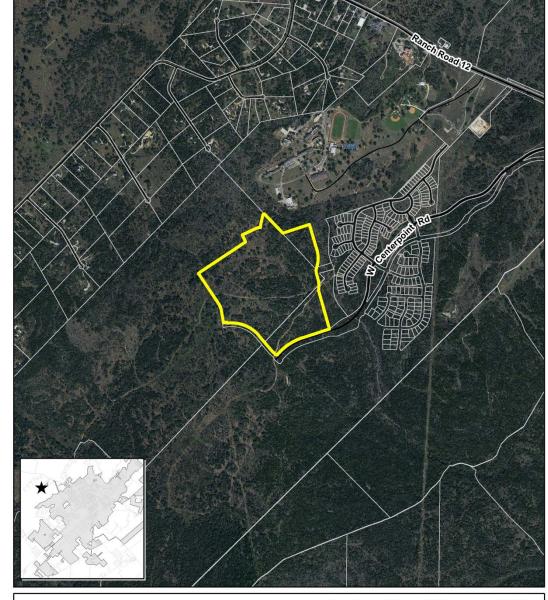


## PC-18-27\_02 (La Cima, Phase II)

Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, LP, for approval of a Preliminary Plat for approximately 89.42 acres, more or less, out of the W. Burke Survey, Abstract No. 68, the W. Smithson Survey, Abstract No. 419, the J. Williams Survey, Abstract No. 430, and the J. Huffman Survey, Abstract No. 228 located west of Old Ranch Road 12 and east of Central Park Loop. (A. Brake)

## <u>SANJI</u>)APC⊕S

- +/- 89.42 acres
- Outside City Limits
- Regulated by Development Agreement
  - Approved 2014
  - Amended 2018
- Proposes 250 single family lots



PC-18-27\_02 La Cima Phase II Preliminary Plat Map Date: 9/10/2018

Subject Property

0 750 1,500 3,000 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

PRELIMINARY PLAT CHAIRDING 74018 B.M. PLAT CHAIR PROPERTY PLAT CHAIR PLAT CHAIR PROPERTY PLAT CHAIR PLAT CHAIR PROPERTY PROPERTY PLAT CHAIR PROPER

A CIMA PHASE II PRELIMINARY PLAT SAN MARCOS, TEXAS

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Scale T=
Designed RC
Designed RC
Date: BC
Resieved K5
Date: 08-08-2018
SHEET

OF 2
Project No:

p . With 20 to the global spiral physical track (Ref. ), if any solution is strong to a spiral physical constant of p=10.25



SITE DATA TABLE TOTAL BOUNDARY AREA: 89.42 AC RESIDENTIAL LOTS (50°x125°): 125 19.72 Ac. RESIDENTIAL LOTS (60'x125'): 102 19.59 Ac. RESIDENTIAL LOTS (70°x125°): 23 5.52 Ac. TOTAL RESIDENTIAL LOTS: 250 PARK/OPEN SPACE AREA: DRAINAGE EASEMENT(D.E.) AREA: ACCESS EASEMENT AREA: STREET R.O.W.

NUMBER OF BLOCKS:

## NOTES:

89.42 Ac.

45.63 Ac.

25.51 Ac.

4.66 Ac

0.06 Ac.

13.56 Ac.

- 1. THIS PRICED IS DOODED WITHIN THE EXPONENTIAL YOUR DURING COLON

- 5. THIS PROJECT IS DON'T DIE TOWARDS AGUITER RECEASES FOWE.
- 6. THE LAID VALHICAL OR DE ASSESSIONAL BE RESPONSIBLE FOR MAINTENANCE OF THE PARK SYMMOD EASTMENT (S.C.), AND ACCESSIONS STOWN LITERON.
- . THIS PRICED CONTAINS MET CONT. APPRAISH 300H ACT THEFE ARE: 1 COST 5 10 ACT 1 COST 5 10 ACT 1 COST 5 10 ACT 1 COST 5 1 ACT 1

STREET NAME	R.O.W. & PAVEMENT	CLASSIFICATION	LENGTH	SIDEWALK
CARD MA JASVINE DE.	53 RON, 33' THE	RESIDENTA	5,475 1/F	ROTH STOTS 4" QID
FOURTAIN GRASS DR.	60' R09, 37' F F		1,133 L/F	BOTH SIDES 4" OID
MANES FAR PASS	53 RON, 53" F F	RESIDENTIA	547 /F	ROTH SIDES 41 MIC
VAJESTIC SAGE TRAIL	83" ROW, 33" F-F	RESIDENTIAL	1,030 L/F	BOTH SIDES 4" OID
RESOURCE MINISTER IN	LOS 100A 35" - E	RESIDENTS	NR: 7:	HORE SINCE 47 088
CRANGE LEAF CV.	53 ROW, 33" "-F	RESIDENTIAL	377 ./1	DOTH SIDTS / PID
P.N. CHEMICY, PACK	35" 80% 35" + E	K+500 408	106 174	HOTE SIDES 4" OR
R HANNON RIDGE	63 20%, 33° 7-F		1,207 L/F	BOTH SIDTS 41 RID
HORRI BEFRY IK.	33" HON. 33" + F	RESIDERINA.	1.557 L/+	BOTH SUPE 4' OID
TRAILING LANTANA LN.	53' 20W, 33' 1-F	RESIDENTIAL	3,059 L/T	COTH SIDES 11 RID

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

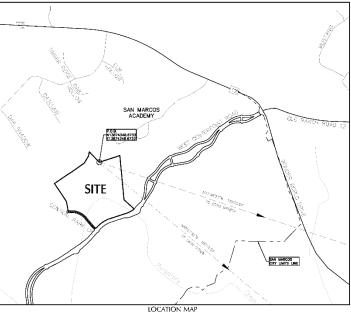
TOTAL: 10.618

9.317.92 70 Residential Lot 9.327.50 70 Pastic relate Lot 9.865.99 A7 Reside relate Lot 9.822.54 MF Reside relate Lot 9.776.67 97 Reside relate Lot 9.785.35 OF Reside relate Lot 9.855.35 OF Reside relate Lot 9.855.35 OF Reside relate Lot 7.785.75 OF Reside relate Lot

					LOT	TABLE						
moorl	Int *	AFEA(raft) LOTTYPE	NUMBER OF STREET	ASIA (saift.)	LOTTYPA	RECE		ARIA GALALI	LUTTYPE	M OCK	line	AREA (south) UCT PRI
A	1	6,425.03 50 Residential Lot	A 75		GC/Residential Lot	6	53		50' Residential Lot	E	2	8,576.71 90 Residentia Lot
A	2	6.425.00 97 Residential Lot	A 76		60' Realdertial Lot	8	54		50' Residential Loc	E	8	8,000.24 60 hasicentia Lot
â	3	6,425.03 59 Residential Let 6,505.19 59 Residential Let	A 77		90' Fooldantial Lot 190' Residential Lot	5 5	58	34,777.03 21.658.84			9	9,396.46 60 Residentia Lot
â	5	7,398,59 50 Residential Lot	A 76		60' Residential for	c c	1		60' Residential Loc	- 1	11	7,915.51 60 Residentia Lot
Α.	6	7,398.59 50 Residential Lot	Δ 40	7,908.00	CC' Residential Lot	c	i		00" desirential Lot	L	12	8,036.73 99 Heridentia Lot
٨	7	2,506.50 S0 Basic antial Lor	A 81		60' Residential Lot	c	3		60' Residential Loc	ŧ	13	8,050,73 60' Residentia Lut
A	8	7,399,59 SO Residential Lot 7,375,95 SO Desidential Lot	A 82 A 60		60' Residential Lot (6' Residential Lot	6	4		60' Residential Lot (41' Residential Lot		14	8,056.73 60 Residentia Lot 8,056.73 60 Residentia Lot
- A	10	5.895.54 50 Residential Lot	A 34		60' Realdential to:	č	6		60' Senicential Lo.	Ė	16	8,050.73 60 hericentis Lot
۸	11	6,726.18 50' Residential Lot	A 85	7,857.30	GD/ Residential Lot	c	7	9,003.90	60' Restrential Lot	E	17	8.004.51 60 Residentia Lot
A .	12	8,726.08 50 Residential Lot	Λ 86		60'Residential Lot	c	8		60' Residential Loc		18	9,395.46 60 Residentis Lot
A	15	6,726.18 56 Residential Lot 6,499.60 57 Residential Lot	A 87 A 66		66' Residential Lot 66' Residential Lot	c c	13		60' Residential Lot 60' Residential Lot	F	1 2	8,300.63 50 Residentia Lot 6,420.03 50 Residentia Lot
Ä	15	0.425.03 SO Rosidontial Lot	A 30		60' Residential Lot	č	11		60' Sesimential Lot	- ;	3	6,425.03 50 Residentia Lot
Δ	16	6,425.03 90 Residential Lot	A 90		Ura nage Lasement	c	12		60" Residential Lot	F	4	6,425.03 50 Residentia Lot
	17	6,475 D3 SY Basic antiel Lot	A 95		Crainage Essement	c	13		60' Resistential Lot	F	5	6,425.03 50 Residentia Lot
A .	19	6,425.03 50 Rosk ontial Lot 7,408.95 50 Residential Lot	A 92 A 99		Access Lot Drainage Easement	c	15		60" tostcontrol Lot 60" residential Lot		5	6,422.03 50 Residentia Lot 6,422.03 50 Residentia Lot
Ä	20	6.425.03 50 Residential Lot	A 98	1,036,653,85		ě	15		90' Sesimential Lot	É	8	6,475.03 50 Residentia Lot
Ä	21	5,425.03 50 Residential Lot	A 90		Crainage Easament	c	17		50" Rostrontial Lot	,	9	6,423.03 50 Residentia Lot
A	22	5,425.03 St Rasin antial Lot	A 96		Park Lot	С	18		60' Residential Loc	F	13	6,425,03 50 Residentia Lot
A .	25	5.296.12 SO Residential Lot 7.721 SH DOT Residential Lot	B 1		SC Feeldential Lot	6	29		90' Residential Lot 90' Residential Lot	F	11	6,475.03 50 Residentia Lot 6,425.03 50 Residentia Lot
â	25	8,213,92 BO Residential Lot	B 3		SO Residential Lot	6	21		60' Seripential Lot	- 1	13	6,425.03 50 Residentic Lot
Ä	20	7.790.21 UC Rosid ontiol Lot	E 4		SIC' Fealdantial Lot	c	22		90' Restauntfal Lot		14	6,425.03 SO Residentia Lot
- 4	27	7,879.30 69 Residential Lot	e s		50'Residential to:	c	23		60' Residential Loc	F	15	6,425.03 59 Residentis Lot
A	28	7,879.30 HO Residential Lot	P 6		96' Residential Lot	c	24		60' Residential Loc	F	16	6,425.03 50 Residentia Lot
2	30	7,879.33 b0 Residential Lot 7,379.33 60 Residential Lot	B 7		50' Residential Lot 50' Residential Lot	c	25		90" Residential Lot 90" Residential Lot	- :	18	7,890.82 90 Residentia Lot 7,880.82 97 Residentia Lot
Â	31	7,879,30 BO Residential Lot	8 9		SID Residential Lot	č	27		90' Residential Lot	É	19	7,883.73 60 Residentia Lot
Ä	32	7,879.30 99 Residential Lot	B 10	6,503.90	90'Residential Lot	c	28	8,550.31	00' Resistential Lot	F	20	7,697.48 67 Recidentia Lot
Α.	33	7,879.30 60 ftesklential Lot	8 11		50/Residential Lot	c	29		60' Resistential Loc	F	21	7,897.48 Idf Residentia Lot
^	34	7,772.74 HO Residential Lot 6,728.45 GO Residential Lot	B 12		30' Residential Lot 30' Residential Lot	c c	83		60' Residential Lot 60' Residential Lot		22	7,897.48 60 Residentia Lot 7,897.48 60 Residentia Lot
" A	35	8,884.79 SY Br-id-ordial of	B 14		50 Residential for		1		50' Nevidential Los	- 1	20	7,897.48 60 Residentia Lot
A	37	9,238,23 GO Residential Lot	B 15		SE/ Residential Lot	0	î		50' Residential Lot	į.	25	7,882.07 60 Residentia Lot
Α.	38	8,779.67 GO Residential Lot	B 16		90/Residential Lot	D	9		50" Resistential Loc	- 1	26	8,344.55 90 Residentia Lot
Å	39	12,256.02 B9 Residential Lot 10,207.56 b9 Residential Lot	8 17		96' Residential Let 30' Residential Let	D	-		50' Restcontral Lot 50' Restrontial Lot		27	4,497.53 Park Lot 70,352.65 Drainago Ease ment
- 2	41	8 8% TS INT Desirential of	E 19		20' Residential Lot	0	6		AC Residential Loc		23	/u.suz.ke Umiraga istoment
A	42	8,855,95 HO Residential Lot	B 20	8,967.37	S0' Residential Lot	D	7	6,425.00	50' Residential Lot			
۸	43	6,841.39 60' Residential Lot	v z.		10/Residential Lot	υ	8		50" sericental Loc			
A	44	2,995.03 20 Residential Lot 20,985.93 AV Residential Lot	B 22 P 23		50' Residential Lot S0' Residential Lot	D	9		50" hesicential to: 50" Residential Lot			
- 2	45	11,586,93 70 Residential Lot	B 26		90'Residential Loc	0	11		50' lesisential Loc			
A	47	10,506.33 70 Residential Lot	B 25	8,813.46	56' Residential Lot	D	12		50' Restrientful Let			
Δ	08	8,394.07 Af Residential Lot	B %		50/ Residential Lot	U	13		50" Residential Lot			
A .	49 50	8,776,94 27 Residential Lot 9,819,80 70 Residential Lot	P 27 E 28		St/ Residential Lot 56/ Residential Lot	D	15		50' Sestmental for 50' Sestmental for			
- 2	51	8,951,54 70 Residential Lot	E 25		DEFRESIDENTIAL LOC	13	13		SV residential Lot			
Ä	52	3,495,03 70 Rosid ontile Lot	E 30		SC/ Fealder tial Lot		17		50' Residential Lot			
Α.	53	6,995.03 AV Residential Lot	B 31		50' Residential Lot	υ	13		50" Residential Lot			
	54	11,506.78 70' Resticential Lot	B 32		St/Residential Lot	0	19		50' Residential Loc			
A .	55	11,582.41 AV Residential Lot 1,765.52 AV Desidential Lot	B 32		00' Residential Lot	0	23		50' task enticl Lot 50' Residential Lot			
Ä	57	21,566.85 70 Residential Lot	B 55		S0' Residential Lot	6	22	6,425,00	50' Residential Lot			
- 6	58	13,711.75 Af itesidential Lot	B 36	7,402.90	CD' Residential Lot	D	25	8,425.00	50" Restrential Lot			
Δ.	50	10,229.73 NV Residential Lot	B 57		50' Residential Lot	D	24		50' Residential Loc			
2	61	SIL347.49 70 Residential Lot 9.149.90 70 Residential Lot	B 56		S0' Residential Lot 90' Residential Lot	0	25		50' Residential Lot VI' Residential Lot			
Ä	62	10,154.85 20 Residential Lot	B 40		90' Residential Lot	6	27		50' Sesigential Lot			
A	69	8,293.43 Af Residential Lot	E 41		SIC' Residential Lot	D	23		30" Residential Lot			
	65	8,995.03 XY Residential Lot	B 42		80/Realdertial Lot	D	29		50' Residential Loc			
A .	65 80	9,817,92 20 Residential Lot 8,869,98 Af Residential Lot	E 43		36' Residential Let 35' Residential Let	D	30 31		50' Residential Lot 50' Residential Lot			
- 2	67	2.222 PL 60 Pask antial of	B 45		50' Residential Loc	0	82		50' testrental to:			

5,455.00 of Social antibilities (A,455.00 of Social antibilities (A,455.00 of Social antibilities (A,455.00 of Social antibilities (A,756.15 of Social antibilities (A,756.15 of Social antibilities (A,550.06 of Social antibilities (

6,455.00 90 Pasternital for 1,455.00 90 Pasternital for 1,467.00 Proclemital for 9,566.46 90 Pasternital for 8,567.41 90 Pasternital for





CONTACT:

CONTACT	MK. BKT/IN LEE 512-695-28/5
ENGINER: CONTACT:	DOUCET & ASSOCIATES 7401 B HWY. 71 WEST, SUIIF 160 AUSTIN, TEXAS 76735 (ST2) 983-2600 KETH SCHAUER, P.E ENGINEER
LAND SURVEY:	DOUCET & ASSOCIATES, INC. 7401 B HWY, 71 WIST, SUITE 160 AUSTIN, TEXAS 78735 (512) 583-2600
CONTACT:	EDWARD PRINCE, R.P.LS.
WATERSHED:	PURCATORY CREEK
ROODPLAIN NOTE	ACCORDING TO THE COMEINT FRAM FLOCO INSCRANCE RATE MAP NUMBER 4829020366F, DAYED SEPTEMBER 2, 2016; HAYS COLINTY, TEMAS, A FORTION OF THIS TRACT LIES WITHIN THE DESIGNATED HUNDRED YEAR FLOCO PLAN FLOCO INAVARIO AREA THIS FLOCO 3 STATISMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR PEONERS.
EEGAL DESCRIPTION:	LAZY OAKS RANCEL IP CULD TERRET ACRES VOL 3772, PG, 231 NOVEMBER 13, 2009 OZELICIX.

MARCH 23, 2018 OWNER: LA CIMA SAN MARCOS, LLC 11612 7M 2244 BLDG, 1 STE, 140 AUSTIN, TX, 78738

MR. BRYAN LEE 512-695-2875

	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)
EMERCENCY:	HAYS COUNTY ESD #3 & 9
SCHOOL DISTRICT:	SAN MARCOS CONSOLIDATED ISD

Ш	No. of Parties
Ш	
Ш	The state of the s
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Ш	SHEED SE
Ш	8/8/10
Ш	Scale: 1°=

A CIMA PHASE I PRELIMINARY PLAT SAN MARCOS, TEXAS

**DOUCET** & ASSOCIATES

- Entitlements - Survicy 71 W, Suite 1 78735, Phone: (5

PRELIMINARY PLAT

eviewed: KS Pate: 08-08-2018 OF 2



## **Recommendation:**

Staff has reviewed the request and determined the Preliminary Plat meets all requirements of Section 3.2.2.4 of the Development Code and recommends **approval** of PC-18-27\_02.