

## 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)

- +/- 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**

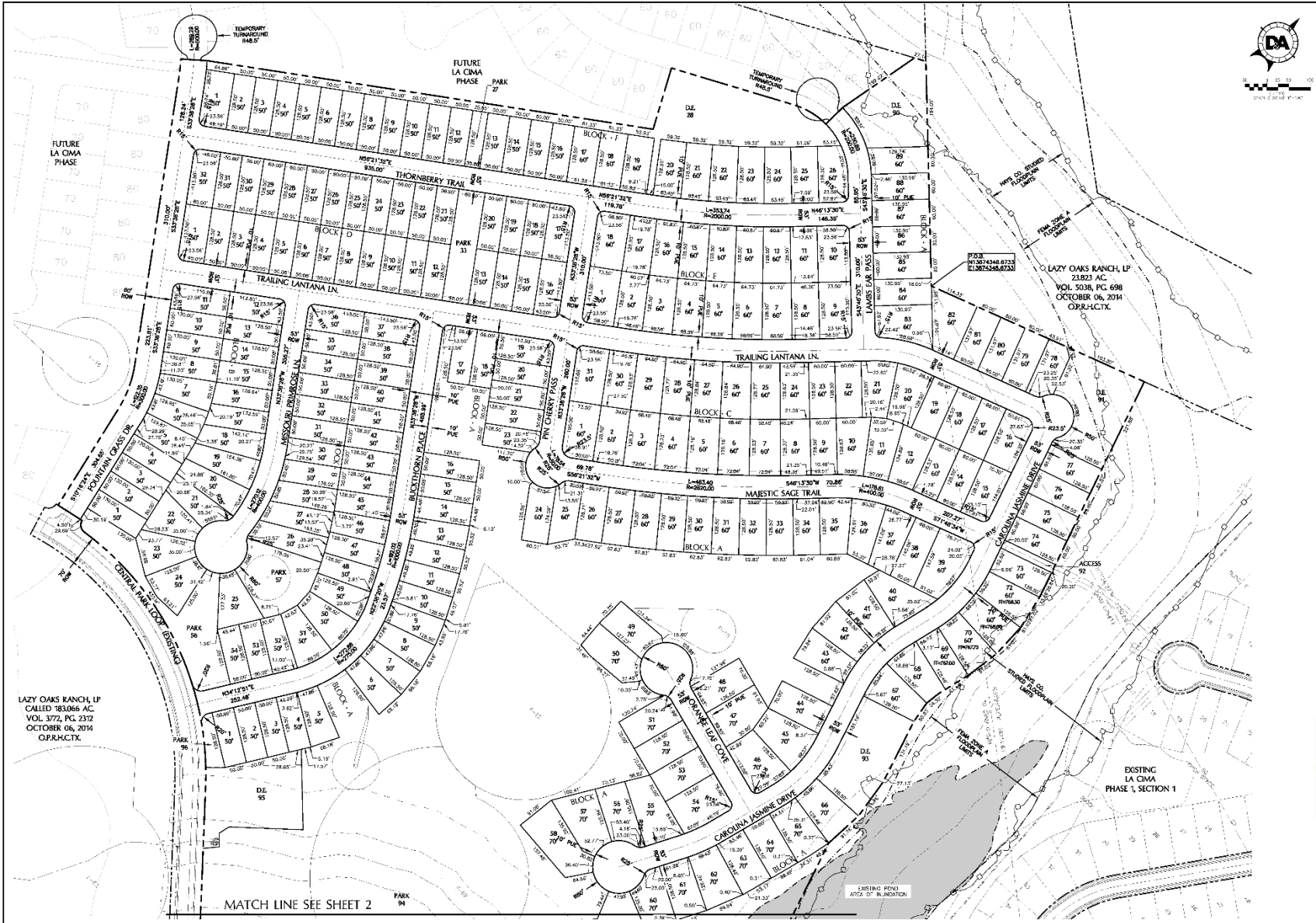
 Subject Property



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.





LAZY OAKS RANCH, LP  
CALLED 183066 AC.  
VOL. 3772, PG. 2312  
OCTOBER 06, 2014  
OP.RK.CTX.

EXISTING  
LA CIMA  
PHASE I, SECTION 1

**DA DOUCET & ASSOCIATES**  
Civil Engineering, Surveying, Surveying, Mapping  
7401 E. Highway 71 W. Suite 140  
Austin, Texas 78735. Phone: (512) 583-2400  
www.doucetengineers.com  
P.L.L.C.

PRELIMINARY PLAT

LA CIMA PHASE II  
PRELIMINARY PLAT  
SAN MARCOS, TEXAS

Scale: 1" = 40'  
Designed: BC  
Drawn: BC  
Reviewed: KS  
Date: 08/28/2018

SHEET

1

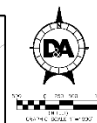
OF 2

Project No:



NOTES:

1.  $\mu = 0$  and  $\sigma^2 = 1$  are the mean and variance of the standard normal distribution.
2. The standard normal distribution is a special case of the normal distribution with mean  $\mu = 0$  and variance  $\sigma^2 = 1$ . The standard normal distribution is also a special case of the normal distribution with mean  $\mu = 0$  and variance  $\sigma^2 = 1$ .
3. The standard normal distribution is a special case of the normal distribution with mean  $\mu = 0$  and variance  $\sigma^2 = 1$ . The standard normal distribution is also a special case of the normal distribution with mean  $\mu = 0$  and variance  $\sigma^2 = 1$ .
4. The standard normal distribution is a special case of the normal distribution with mean  $\mu = 0$  and variance  $\sigma^2 = 1$ . The standard normal distribution is also a special case of the normal distribution with mean  $\mu = 0$  and variance  $\sigma^2 = 1$ .
5. The standard normal distribution is a special case of the normal distribution with mean  $\mu = 0$  and variance  $\sigma^2 = 1$ . The standard normal distribution is also a special case of the normal distribution with mean  $\mu = 0$  and variance  $\sigma^2 = 1$ .
6. The standard normal distribution is a special case of the normal distribution with mean  $\mu = 0$  and variance  $\sigma^2 = 1$ . The standard normal distribution is also a special case of the normal distribution with mean  $\mu = 0$  and variance  $\sigma^2 = 1$ .
7. The standard normal distribution is a special case of the normal distribution with mean  $\mu = 0$  and variance  $\sigma^2 = 1$ . The standard normal distribution is also a special case of the normal distribution with mean  $\mu = 0$  and variance  $\sigma^2 = 1$ .
8. The standard normal distribution is a special case of the normal distribution with mean  $\mu = 0$  and variance  $\sigma^2 = 1$ . The standard normal distribution is also a special case of the normal distribution with mean  $\mu = 0$  and variance  $\sigma^2 = 1$ .

[illegible]

DATE:	MARCH 23, 2010
OWNER:	LA CRIMA SAN MARCOS, LLC 7802 FM 2944 RD#6, 13ST., M40 AUSTIN, TX 78789
CONTACT:	MR. BRYAN LEE 512-695-2803
ENGINEER:	DORCIS & ASSOCIATES 7401 N HWY. 71 WEST, SUITE 190 AUSTIN, TEXAS 78735 (512) 483-6600
CONTACT:	KELVIN KAUFER, P.E. - ENGINEER
LAND SURVEY:	LONCH & ASSOCIATES, INC. 7401 N HWY. 71 WEST, SUITE 190 AUSTIN, TEXAS 78735 (512) 383-3600
CONTRACT:	EDWARD PRINCE, RPLS.
WATERSHED:	PURGATORY CREEK
FLOODPLAIN NOTE:	ACCORDING TO THE CURRENT FBA FLOOD INQUIRY, FLOOD HAZARD ZONE NUMBERED DATED SEPTEMBER 8, 2009, HAYS COUNTY, TEXAS, A PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD ZONE ZONE 1000 HAZARDOUS AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
ELEVATION DESCRIPTION:	1.67% DAKS RANCH 1/F CALLED TERRY'S ACRES VCL 370, PG. 01 NOVEMBER 13, 2009 CORRECTION
UTILITY PROVIDERS:	
WATER:	CITY OF SAN MARCOS
WASTEWATER:	CITY OF SAN MARCOS
ELECTRIC:	FEDERAL ELECTRIC COOPERATIVE
GAS:	CHINAHOPI ENERGY
TELEPHONE/CABLE:	CHARTER COMMUNICATIONS' 10TH SPECTRUM
SUBMERSION:	HAYS COUNTY & JENSEN
SCHOOL DISTRICT:	SAN MARCOS CONSOLIDATED ISD

## LA CIMA PHASE II PRELIMINARY PLAT

State of Texas  
Professional Engineer  
License No. 81658  
Mechanical Engineering

*E/G/S/L*

Scale:	T=
Designed:	B/C
Drawn:	B/C
Reviewed:	KS
Date:	08-08-2018

SHEET  
**2**  
OF 2

Project No:

## 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.