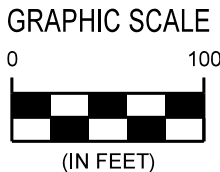
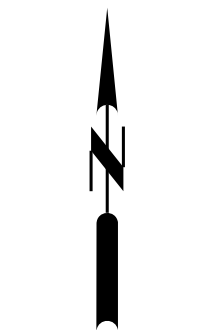
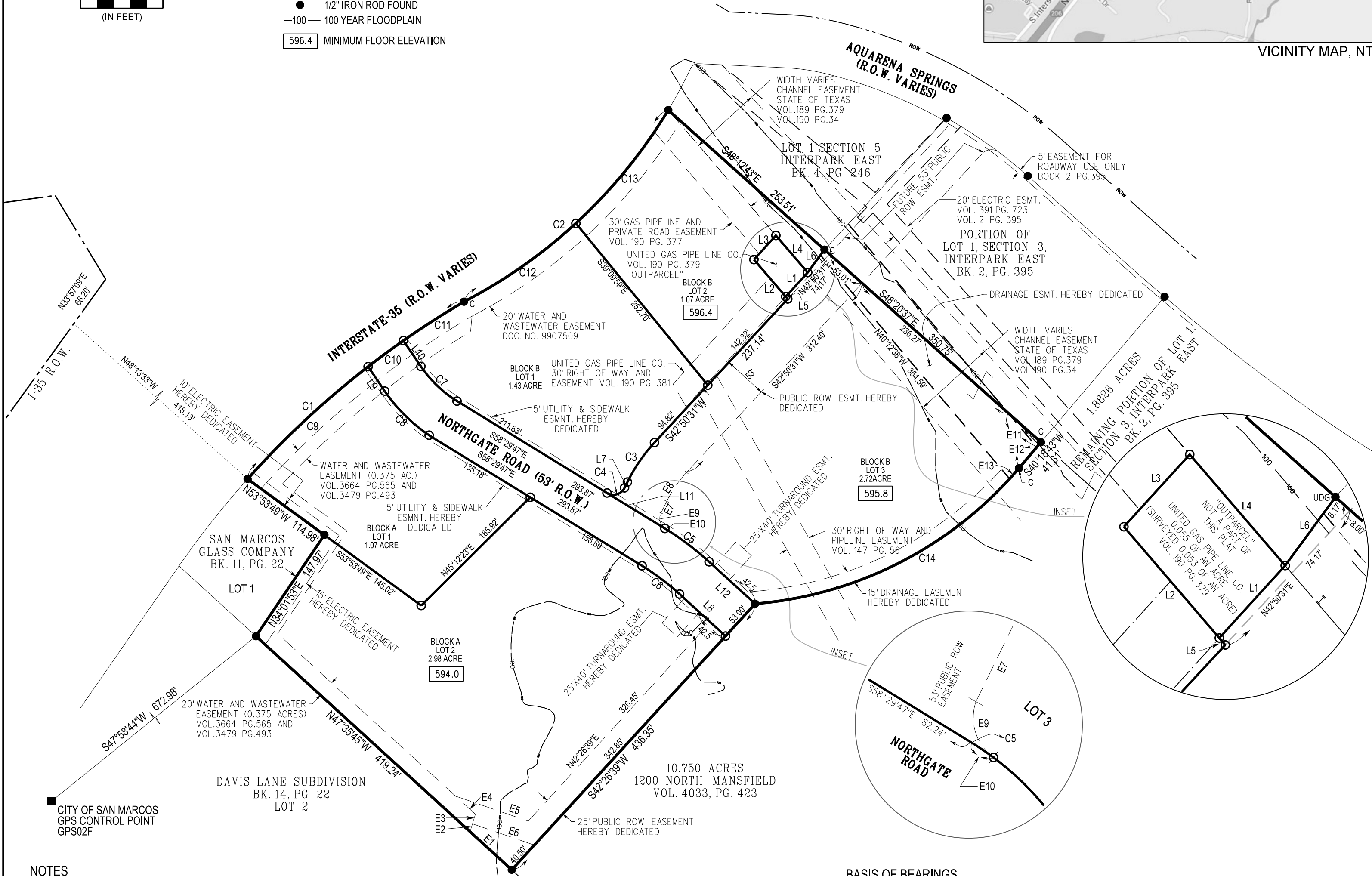
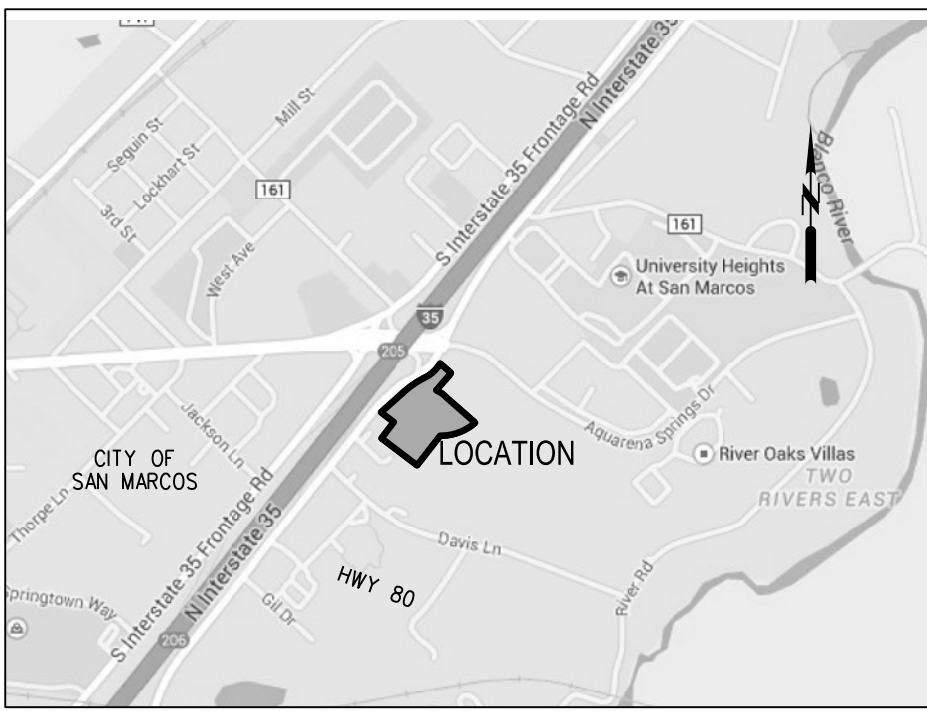


# NORTHGATE CENTER I



LEGEND

○	1/2" IRON ROD w/UDG CAP SET
●	1/2" IRON ROD w/UDG CAP FOUND
●	1/2" IRON ROD FOUND
—100—	100 YEAR FLOODPLAIN
596.4	MINIMUM FLOOR ELEVATION



## NOTES

1. THIS TRACT IS IN THE BLANCO RIVER WATERSHED.
2. THIS TRACT IS NOT IN THE EDWARD'S AQUIFER RECHARGE OR CONTRIBUTING ZONES AND IS NOT IN THE SAN MARCOS RIVER CORRIDOR.
3. SIDEWALKS ARE REQUIRED ALONG ALL RIGHT-OF-WAY IN THIS SUBDIVISION AND SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION. IF SIDEWALKS EXIST LARGER THAN CITY MINIMUM THEN THE LARGER SIDEWALK WIDTH SHALL BE EXTENDED AS REQUIRED ALONG THE RIGHT-OF-WAY TO THE LIMITS OF THE PLAT.

THE UNDERSIGNED REGISTERED PUBLIC SURVEYOR HEREBY CERTIFIES THAT THIS PLAT IS TRUE AND CORRECT AND PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

JOHN NOELL, RPLS NO. 2433, TBPLS NO. 10065900 DATE

## ENGINEER'S CERTIFICATION:

### FLOODPLAIN NOTE

A PORTION OF THIS SUBDIVISION, AS SHOWN HEREON, LIES WITHIN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR FLOODPLAIN BASED ON A SURVEY MADE ON THE GROUND DATED DECEMBER 10, 2012.

### MINIMUM FINISHED FLOOR ELEVATION

THE MINIMUM FINISHED FLOOR ELEVATION FOR BUILDINGS IN THIS SUBDIVISION ARE AS SHOWN ON THE FACE OF THE PLAT.

JOHN NOELL, PE NO. 42657 DATE

## BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986 ADJUSTMENT), TEXAS SOUTH CENTRAL ZONE. ALL BEARINGS, DISTANCES AND ACREAGES SHOWN HEREON RELATE TO THIS DATUM AND GRID COORDINATE SYSTEM.

#	BEARING	DISTANCE
L1	S42°16'53"W	39.50'
L2	N40°36'12"W	59.14'
L3	N42°19'33"E	39.46'
L4	S40°38'17"E	59.10'
L5	S40°36'12"E	3.68'
L6	S36°13'02"W	34.31'
L7	S26°03'49"W	7.81'
L8	S47°33'21"E	75.34'
L9	S34°14'02"E	35.75'
L10	S34°14'02"E	37.76'
L11	S68°29'47"E	82.24'
L12	S47°33'21"E	75.34'

#	BEARING	DISTANCE
E1	N47°35'45"W	68.34'
E2	N16°54'40"E	10.02'
E3	N16°54'40"E	12.14'
E4	N47°35'45"W	32.41'
E5	S70°59'54"E	92.97'
E6	S70°59'54"E	79.19'
E7	S26°03'49"W	15.71'
E11	S40°12'38"E	54.19'
E12	S40°16'43"W	33.64'

#	R	D	L	T	C	CB
C1	1095.92'	17°46'07"	339.87'	171.31'	338.51'	N50°39'31"E
C2	622.96'	31°35'04"	343.41'	176.19'	339.08'	N46°50'02"E
C3	196.69'	16°46'41"	58.18'	29.30'	57.97'	S34°27'10"W
C4	15.00'	95°26'23"	24.99'	16.50'	22.20'	S73°47'01"W
C5	351.50'	10°58'27"	67.12'	33.66'	67.02'	S83°01'34"E
C6	298.50'	10°56'27"	57.00'	28.59'	56.91'	S83°01'34"E
C7	147.00'	24°19'45"	82.25'	31.60'	61.78'	S46°21'55"E
C8	200.00'	24°15'45"	84.69'	42.99'	84.06'	S46°21'55"E
C9	1095.92'	10°26'17"	199.65'	100.10'	199.38'	N46°59'36"E
C10	1095.92'	02°46'23"	53.04'	26.53'	53.04'	N53°35'56"E
C11	1095.92'	04°33'26"	87.17'	43.61'	87.15'	N57°15'51"E
C12	622.96'	15°15'40"	165.93'	83.46'	165.44'	N54°59'44"E
C13	622.96'	16°19'24"	177.48'	89.34'	176.86'	N39°12'13"E
C14	470.00'	44°54'26"	368.38'	194.23'	359.02'	S62°46'07"W

#	R	D	A	T	C	CB
E8	145.69'	16°46'41"	42.68'	21.49'	42.51'	S34°27'10"W
E9	15.00'	84°22'55"	22.91'	13.60'	20.15'	S16°07'39"E
E10	351.50'	00°10'42"	1.10'	0.55'	1.08'	N58°24'26"W
E13	470.00'	02°04'21"	17.00'	8.50'	17.00'	S41°23'04"W

## NORTHGATE CENTER I

BEING 9.93 ACRES IN THE J.M. VERAMENDI  
SURVEY LEAGUE NO. 2,  
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

PROPERTY OWNER: AQUARENA SPRINGS COMMERCIAL, LLC  
722 N. MAIN STREET  
FORT WORTH, TEXAS 76164  
817-870-2122

SURVEYOR /  
ENGINEER: URBAN DESIGN GROUP PC  
3660 STONERIDGE ROAD, SUITE E101  
AUSTIN, TX 78746  
512-347-0040

SCALE: 1"=100'  
DATE OF SURVEY: DECEMBER 10, 2012  
SHEET 1 OF 2

# NORTHGATE CENTER I

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

KNOW ALL MEN BY THESE PRESENTS:  
THAT AQUARENA SPRINGS COMMERCIAL, LLC, OWNER OF 11.74 ACRES IN THE JUAN MARTIN DE VERAMENDI LEAGUE, NO. 2, HAYS COUNTY, TEXAS, BEING DESCRIBED IN A CORRECTION DEED RECORDED IN VOLUME 4532, PAGE 300, OFFICIAL PUBLIC RECORDS OF SAID COUNTY, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, DONALD L. HUDGINS, JR., DO HEREBY SUBDIVIDE 9.93 ACRES IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "NORTHGATE CENTER I", AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

DONALD L. HUDGINS, JR., GENERAL PARTNER  
AQUARENA SPRINGS COMMERCIAL, LLC  
722 N.MAIN STREET  
FORT WORTH, TEXAS 76164

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD L. HUDGINS, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID DONALD L. HUDGINS, JR., FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

## NOTARY PUBLIC

VERNON LEMENS, PRESIDENT  
FIRST WORLD FINANCIAL LIMITED PARTNERSHIP  
1509 GUADALUPE STREET  
AUSTIN, TEXAS 78701

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERNON LEMENS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID VERNON LEMENS, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

## NOTARY PUBLIC

VERNON LEMENS, PRESIDENT  
LEMENS RIVER ROAD, LTD.  
1509 GUADALUPE STREET  
AUSTIN, TEXAS 78701

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERNON LEMENS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID VERNON LEMENS, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

## NOTARY PUBLIC

STATE OF TEXAS:  
COUNTY OF HAYS:

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK \_\_\_\_\_, AT PAGE(S) \_\_\_\_\_.

LIZ GONZALEZ  
COUNTY CLERK  
HAYS COUNTY, TEXAS

VERNON LEMENS, PRESIDENT  
HAYS 50, LTD.  
1509 GUADALUPE STREET  
AUSTIN, TEXAS 78701

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERNON LEMENS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID VERNON LEMENS, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

## NOTARY PUBLIC

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

JIM GARBER - CHAIRMAN FRANCIS SERNA - RECORDING SECRETARY

## APPROVED:

DATE SHANNON MATTINGLY - PLANNING AND DEVELOPMENT SERVICES DIRECTOR

DATE ENGINEERING DEPARTMENT

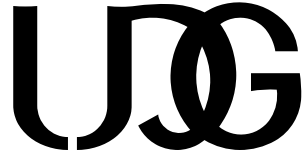
## NORTHGATE CENTER I

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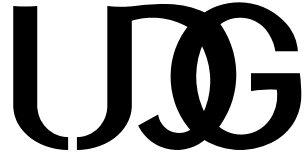
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512-347-0040

SCALE: 1"=100'  
DATE OF SURVEY: DECEMBER 10, 2012  
SHEET 2 OF 2



Urban Design Group PC  
1% Registered Engineering Firm (PE-1843)  
3660 Stoneridge Road  
Suite E101  
Austin, TX 78746  
512.347.0040



Urban Design Group PC  
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