FINAL DEVELOPMENT PLAT GARZA RANCH OWNER'S DEDICATION STATEMENT: STATE OF TEXAS: COUNTY OF HAYS: KNOW ALL MEN BY THESE PRESENTS THAT CLAUDIA E. SERNA AND JUAN ANGEL GARZA, BEING THE OWNERS OF A 13.59 ACRE TRACT OF LAND AND A 0.12 TRACT OF LAND SHOWN ON THIS DEVELOPMENT PLAT, BOTH TRACTS OUT OF THE THOMAS G. MCGEHEE SURVEY ABSTRACT NO. 11, HAYS COUNTY, TEXAS, AND DESCRIBED IN DOCUMENT NO. 16017617 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, PLAT SAID 13.59 ACRES OF LAND AND SAID 0.12 ACRES TRACT OF LAND IN ACCORDANCE WITH THIS PLAT DOCUMENT TO BE KNOWN AS "GARZA RANCH", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL PUBLIC STREETS SHOWN IN THIS DEVELOPMENT PLAT. -SITE LOCATION WITNESS MY HAND, THIS THE____DAY OF _____,20___, AD HAYS COUNTY CLAUDIA E. SERNA P.O. BOX 2100 CALDWELL COUNTY KYLE, TEXAS 78640 STATE OF TEXAS: COUNTY OF HAYS: VICINITY MAP BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED NOT TO SCALE TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY **GENERAL NOTES:** THEREIN STATED. THIS DEVELOPMENT IS IN THE CITY OF SAN MARCOS EXTRATERRITORIAL JURISDICTION. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____DAY OF _____20____ A.D. ELECTRIC SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE. THIS DEVELOPMENT IS LOCATED WITHIN THE BOUNDARIES OF THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT. THIS DEVELOPMENT IS LOCATED WITHIN THE BOUNDARIES OF HAYS COUNTY EMERGENCY SERVICE DISTRICT #3. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH (SEAL) THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751 ALL CULVERTS. WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03. MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01. NOTARY PUBLIC'S SIGNATURE 8. A FEE HAS BEEN PAID IN LIEU OF CONSTRUCTING PUBLIC SIDEWALKS FOR THIS SUBDIVISION. WITNESS MY HAND, THIS THE_____DAY OF _____,20____, AD JUAN ANGEL GARZA P.O. BOX 2100 KYLE, TEXAS 78640 I, the undersigned, Assistant Director of County—Wide Operations, hereby certify that this subdivision plat conforms to all Hays County Requirements as stated in the Interlocal Cooperation Agreement STATE OF TEXAS: between Hays County and the City of San Marcos for subdivision regulation within the extraterritorial jurisdiction of the City of San Marcos. COUNTY OF HAYS: Roxie McInnis, Assistant Director, County-Wide Operations. BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____DAY OF _____20____ A.D. (SEAL) , Liz Gonzalez, County Clerk of Hays County, Texas certify that this plat was filed for record in my office on_____ at__ and recorded on____ at__ in Document Number _ the Official Public Records of Hays County, Texas. NOTARY PUBLIC'S SIGNATURE County Clerk Hays County, Texas SURVEYOR'S CERTIFICATION: I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE No structure in this subdivision shall be occupied until connected to an individual water CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION. supply or a state—approved community water system. Due to declining water supplies and diminishing water quality, prospective property owners are cautioned by Hays County to question the seller concerning groundwater availability. Rainwater collection is encouraged and in some areas may offer the best renewable water resource. No structure in this 31 DAY OF 104 2018 subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County Development Services. No construction or other development within this subdivision may begin until all I.T. GONZALEZ I.T. GONZALEZ Hays County Development Permit requirements have been met. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2780 I T GONZALEZ ENGINEERS 3501 MANOR ROAD Tom Pope, R.S., C.F.M, Hays County Floodplain Administrator AUSTIN, TEXAS 78723 (512) 447-7400 Roxie McInnis, Assistant Director, County-Wide Operations. ENGINEER'S CERTIFICATION: THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING APPROVED AND AUTHORIZED TO BE RECORDED ON _____ ___BY THE PLANNING AND ZONING IN THE STATE OF TEXAS; AND THAT I PREPARED THE PLAT SUBMITTED HEREWITH; THAT ALL COMMISSION OF THE CITY OF SAN MARCOS, TEXAS. INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF: AND THAT SAID PLAT IS COMPLETE. ACCURATE AND IN COMPLIANCE WITH THE HAYS COUNTY DEVELOPMENT REGULATIONS. RECORDING SECRETARY APPROVED: I.T. GONZALEZ DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REGISTERED PROFESSIONAL ENGINEER NO. 41307 I T GONZALEZ ENGINEERS I. T. GONZALEZ 3501 MANOR ROAD AUSTIN, TEXAS 78723 41307 DATE DIRECTOR OF ENGINEERING (512) 447-7400 SHEET 1 OF 2 PLAT PREPARATION DATE: 11-27-17 NO PORTION OF THIS PROPERTY LIES WITHIN ANY FLOOD HAZARD ZONES AS ACCORDING TO OWNER/DEVELOPER: CLAUDIA E. SERNA AND JUAN ANGEL GARZA FIRM PANEL NO. 48209CO415F, EFFECTIVE SEPTEMBER 2, 2005. PO BOX 2100 T Gonzalez KYLE, TX 78640 Engineers

LEGAL DESCRIPTION OF PLAT AREA:

A0011 THOMAS G MCGEHEE SURVEY, ACRES 13.71

I.T.G. ENGINEERS PROJECT NO: P17.07.17.01

SURVEYING FIRM REGISTRATION NO. 100573-0

ENGINEERING FIRM REGISTRATION NO. F-3216

3501 MANUR RUAD AUSTIN, TEXAS 78723 TEL:(512)447-7400 FAX:(512)447-6389

GARZA RANCH BOUNDARY LINE ----- ADJACENT PROPERTY LINE PER RECORD LEGAL DESCRIPTION OF PLAT AREA: IRON ROD FOUND A0011 THOMAS G MCGEHEE SURVEY, ACRES 13.71 IRON ROD SET 60D NAIL FOUND ---- EASEMENT SEE ENLARGED DETAIL 1 ---- EXIST. R.O.W DEDICATION E=3076325.50 RIGHT OF WAY CALCULATED POINT 1/27RF-HARRIS HILL ROAD (COUNTY ROAD 160) R.O.W. VARIES PROPOSED DRAINAGE EASEMENT --1/27RF N=9944567.23 E=3076522.12 PROPOSED ROW DEDICATION EASEMENT, MAXWELL WSC, 512/719 15' WATER CITY OF SAN MARCOS GPS CONTROL POINT AT HWY 21 EASEMENT BY PLAT, MAXWELL DRAINAGE EASEMENT #1 LINE TABLE LINE TABLE WATER SUPPLY CORPORATION BEARING DISTANCE F1 N47" 04' 10"W 1007.01' 19.50' R.O.W. Bearing Distance DEDICATION BY PLAT, F2 N47' 04' 10"W 302.52' S45° 10' 58"W | 43.84' TOTAL ROW DEDICATION F3 N1° 32' 08"E 126.37' 43,641.04 S.F. OR 1.00 ACS. S45° 10' 58"W | 369.18' 96.63 F4 N78° 46' 59"E L2 (S45° 10' 58"W) (369.18') F5 N86 23 55 E F6 S47 04 17 E 115.94 LOT 1 219.06 HARRIS HILL SPORT S45° 10' 58"W | 18.35' VEHICLE TRACK F7 S6° 49' 23"E 18.61 DRAINAGE EASEMENT #2 N44° 49' 02"W 40.90' SUBDIVISION F8 S12 06 22 W 131.27 PLAT RECORD L5 N45° 23' 57"E 31.98' F9 S2 02 34 E 44.98' L5 (N48°04'33"W) (32.00') F10 S30° 19' 21"W F11 S87* 43' 20"W N45° 38' 12"E | 125.16' F12 N74° 05' 50"W L6 (N48° 04' 38"E) (125.23') L7 N45° 38' 12"E 275.02' DRAINAGE EASEMENT #2 LINE TABLE BEARING DISTANCE
D1 S47' 04' 10"E 140.97' L7 (N48° 04' 33"E) (275.11') L8 N44° 49' 02"W 43.20' DANIEL RIVERA & D2 N42 47 31 E 72.75 DORA Y ROJO D3 S68" 11' 51"E 139.10' D4 S30" 30' 35"E 44.03' L9 N45 23 57 E 11.43 11.01 ACRE TRACT L10 N52 27 36"W 318.51 DOC. # 17020553 D5 S61° 49' 59"E 28.71' L11 N47° 03' 54"W 336.91' D6 S50° 32' 36"E 30.37' L11 (N44° 35' 00"W) (336.80') D7 S38° 42' 25"E 25.28' EASEMENT # L12 N52 27 36"W 339.79' D8 S60' 55' 54"W 121.78'
D9 N47' 04' 10"W 217.24' L12 (N49'58'52"W) (339.79') L13 N45° 38' 12"E 276.05' L14 S47 04' 17"E | 19.52' LOT SIZE L15 | S39° 00' 46"W | 257.92' LOT No. SQ.FT. ACRES L16 | S39° 00' 46"W | 17.54' LOT 1 553,623.77 12.71 L17 S39° 00' 46"W | 275.46' TOTAL 553,623.77 12.71 L17 (S41°24'14"W) (275.49') BERNARDO ROJO 13.205 ACRE TRACT DOC. # 17020555 E=3076325.50 17.50' R.O.W. DEDICATION BY PLAT, TOTAL ROW DEDICATION 43,641.04 S.F. OR 1.00 ACS. 12.71 ACRES BY PLAT EASEMENT MAXWELL WSC. 5121/719 19.50' R.O.W. WATER DEDICATION BY PLAT. EASEMENT BY PLAT, MAXWELL TOTAL ROW DEDICATION WATER SUPPLY CORPORATION 43,641.04 S.F. OR 1.00 ACS. 42.5' WIDE R.O.W. **DEDICATION PER PLAT -**14/42 _25.00' PUBLIC UTILITY AND ACCESS EASMENT 9.197 ACRE TRACT (NEW F.M. 110) HAYS COUNTY, TEXAS 5359/411 R.O.W DEDICATION PER PLAT 14/42 (WIDTH VARIES) DETAIL SHEET 2 OF 2 0 SCALE: 1" = 60' PLAT PREPARATION DATE: 11-27-17 SCALE: 1" = 150' T Gonzalez Engineers SURVEYING FIRM REGISTRATION NO. 100573-0 ENGINEERING FIRM REGISTRATION NO. F-3216 3501 MANOR ROAD AUSTIN, TEXAS 78723 TEL:(512)447-7400 FAX:(512)447-6389 I.T.G. ENGINEERS PROJECT NO: P17.07.17.01

FINAL DEVELOPMENT PLAT

----- LEGEND -----