

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. MCGEEHEE 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.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, AD

CLAUDIA E. SERNA
P.O. BOX 2100
KYLE, TEXAS 78640

STATE OF TEXAS:

COUNTY OF HAYS:

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 SHE 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)

NOTARY PUBLIC'S SIGNATURE

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, AD

JUAN ANGEL GARZA
P.O. BOX 2100
KYLE, TEXAS 78640

STATE OF TEXAS:

COUNTY OF HAYS:

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)

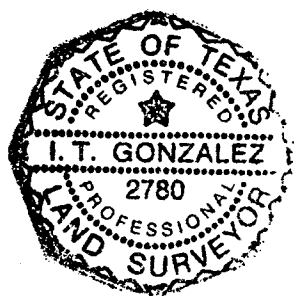
NOTARY PUBLIC'S SIGNATURE

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 CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS 31ST DAY OF July, 2018

I.T. GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2780
I T GONZALEZ ENGINEERS
3501 MANOR ROAD
AUSTIN, TEXAS 78723
(512) 447-7400

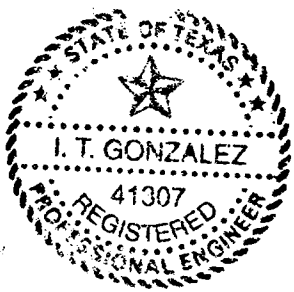


ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; AND THAT I PREPARED THE PLAT SUBMITTED HERewith; THAT ALL 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.

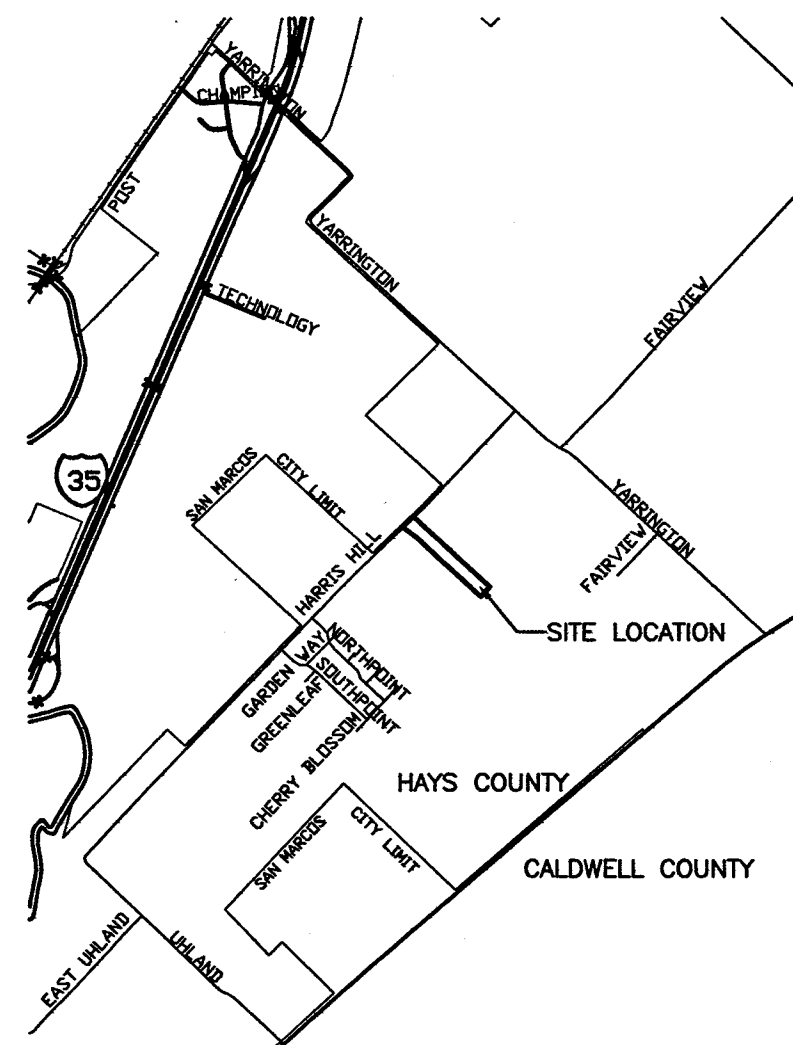
WITNESS MY HAND THIS 31ST DAY OF July, 2018

I.T. GONZALEZ
REGISTERED PROFESSIONAL ENGINEER NO. 41307
I T GONZALEZ ENGINEERS
3501 MANOR ROAD
AUSTIN, TEXAS 78723
(512) 447-7400



NO PORTION OF THIS PROPERTY LIES WITHIN ANY FLOOD HAZARD ZONES AS ACCORDING TO FIRM PANEL NO. 48209C0415F, EFFECTIVE SEPTEMBER 2, 2005.

I.T. GONZALEZ, P.E.

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- THIS DEVELOPMENT IS IN THE CITY OF SAN MARCOS EXTRATERRITORIAL JURISDICTION.
- 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 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.
- A FEE HAS BEEN PAID IN LIEU OF CONSTRUCTING PUBLIC SIDEWALKS FOR THIS SUBDIVISION.

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 between Hays County and the City of San Marcos for subdivision regulation within the extraterritorial jurisdiction of the City of San Marcos.

Roxie McInnis, Assistant Director, County-Wide Operations.

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 _____ at _____ and recorded on _____ at _____ in Document Number _____ of the Official Public Records of Hays County, Texas.

County Clerk
Hays County, Texas

Tom Pope, R.S., C.F.M. Hays County Floodplain Administrator

Roxie McInnis, Assistant Director, County-Wide Operations.

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

CHAIRMAN _____ RECORDING SECRETARY _____
APPROVED: _____
DATE _____ DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
DATE _____ DIRECTOR OF ENGINEERING

OWNER/DEVELOPER:
CLAUDIA E. SERNA AND JUAN ANGEL GARZA
PO BOX 2100
KYLE, TX 78640

LEGAL DESCRIPTION OF PLAT AREA:
A0011 THOMAS G MCGEEHEE SURVEY, ACRES 13.71

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

SHEET 1 OF 2
PLAT PREPARATION DATE: 11-27-17

ITG I.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

FINAL DEVELOPMENT PLAT

GARZA RANCH

LEGAL DESCRIPTION OF PLAT AREA:
A0011 THOMAS G MCGEEHEE SURVEY, ACRES 13.71

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- PER RECORD
- IRON ROD FOUND
- IRF ●
- IRON ROD SET
- IRS ○
- 60DNF 60D NAIL FOUND
- EASEMENT
- EXIST. R.O.W DEDICATION
- R.O.W. RIGHT OF WAY
- ▲ CALCULATED POINT

PROPOSED DRAINAGE EASEMENT

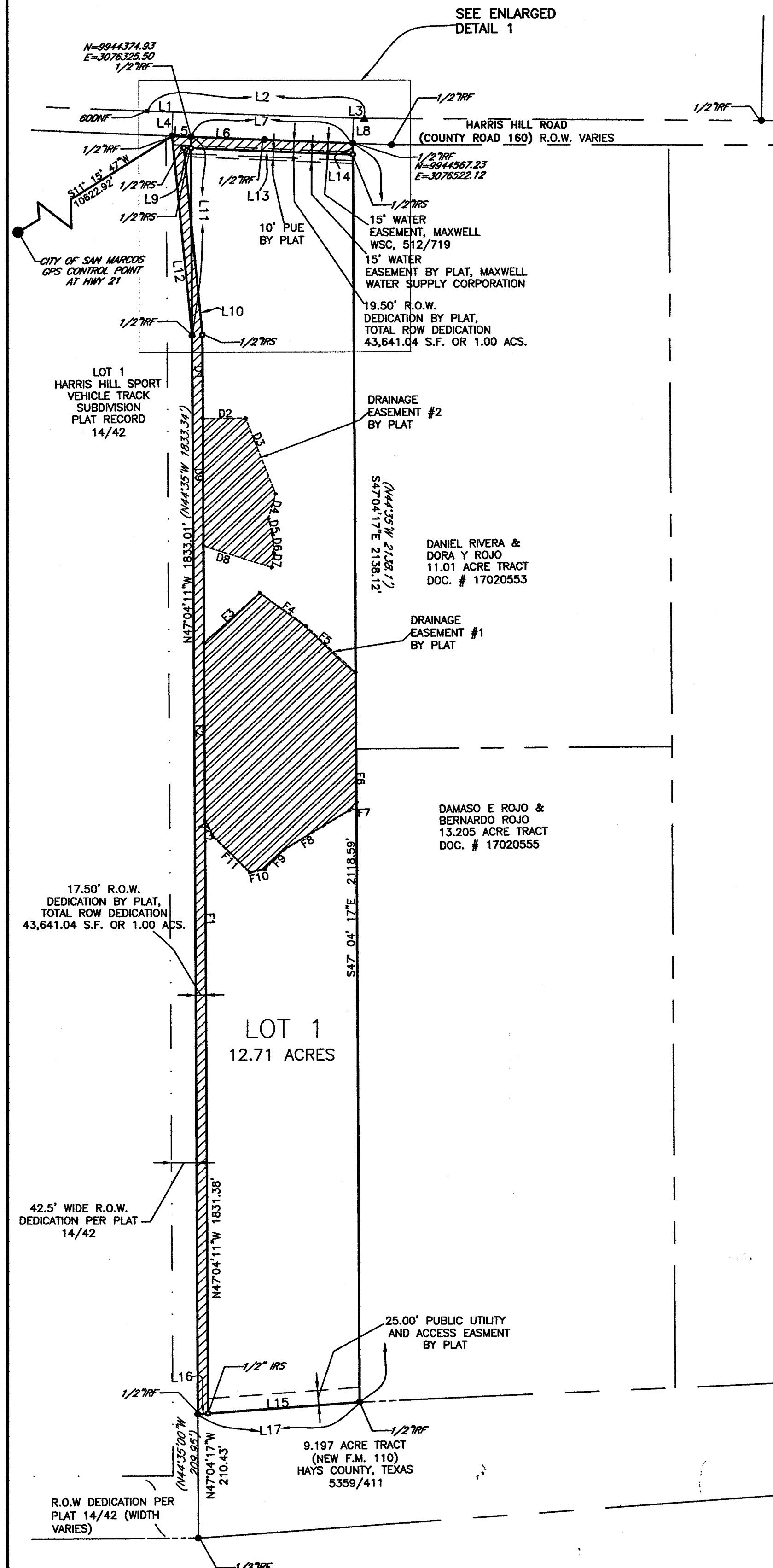
PROPOSED ROW DEDICATION

BEARING	DISTANCE
F1 N47° 04' 10"W	1007.01'
F2 N47° 04' 10"W	302.52'
F3 N1° 32' 08"E	128.37'
F4 N78° 48' 59"E	96.83'
F5 N88° 23' 55"E	115.94'
F6 S47° 04' 17"E	219.06'
F7 S6° 49' 23"E	18.61'
F8 S12° 06' 22"W	131.27'
F9 S2° 02' 34"E	44.98'
F10 S30° 19' 21"W	26.02'
F11 S87° 43' 20"W	86.45'
F12 N74° 05' 50"W	30.72'

BEARING	DISTANCE
D1 S47° 04' 10"E	140.97'
D2 N42° 47' 31"E	72.75'
D3 S68° 11' 51"E	139.10'
D4 S30° 30' 35"E	44.03'
D5 S61° 49' 58"E	28.71'
D6 S50° 32' 36"E	30.37'
D7 S38° 42' 25"E	25.28'
D8 S60° 55' 54"W	121.78'
D9 N47° 04' 10"W	217.24'

LOT No.	SQ.FT.	ACRES
LOT 1	553,623.77	12.71
TOTAL	553,623.77	12.71

Line	Bearing	Distance
L1	S45° 10' 58"W	43.84'
L2	S45° 10' 58"W	369.18'
L3	S45° 10' 58"W	18.35'
L4	N44° 49' 02"W	40.90'
L5	N45° 23' 57"E	31.98'
L6	(N45° 04' 33"W)	(32.00')
L7	(N45° 04' 33"E)	(275.23')
L8	N44° 49' 02"W	43.20'
L9	N45° 23' 57"E	11.43'
L10	N52° 27' 36"W	318.51'
L11	N47° 03' 54"W	336.91'
L12	(N45° 58' 32"W)	(339.79')
L13	N45° 38' 12"E	276.05'
L14	S47° 04' 17"E	19.52'
L15	S39° 00' 46"W	257.92'
L16	S39° 00' 46"W	17.54'
L17	S39° 00' 46"W	275.46'
L18	(S41° 24' 14"W)	(275.49')



150' 75' 0 150'
SCALE: 1" = 150'

DETAIL 1
60' 30' 0 60'
SCALE: 1" = 60'

SHEET 2 OF 2
PLAT PREPARATION DATE: 11-27-17

ITG I.T. Gonzalez
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