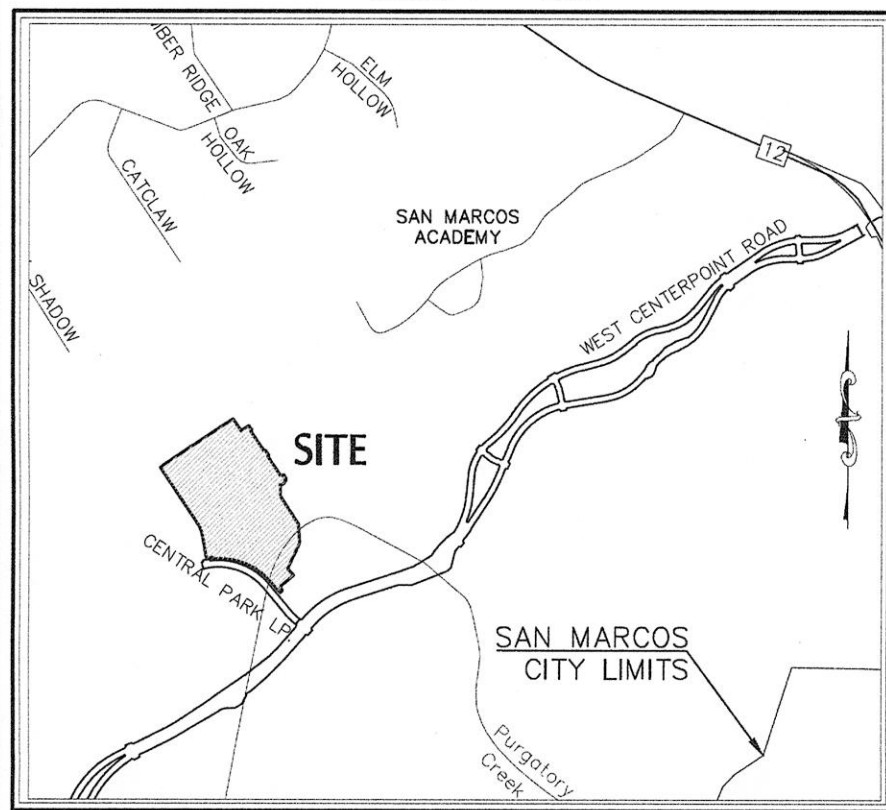


VICINITY MAP

SCALE: 1" = 2000'



LEGEND

- EXISTING PROPERTY LINE
- SUBDIVISION LINE
- SIDEWALKS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "DOUCET"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- PUE PUBLIC UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- WWE WASTEWATER LINE EASEMENT
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- DOC # DOCUMENT NUMBER
- Ac. ACRES
- D.E. DRAINAGE EASEMENT
- P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

UTILITY:
WATER/WASTEWATER:
CITY OF SAN MARCOS

ELECTRIC:
PEDERNALES ELECTRIC COOPERATIVE

GAS: CENTERPOINT ENERGY

TELEPHONE/CABLE:
CHARTER COMMUNICATIONS (DBA SPECTRUM)

EMERGENCY SERVICES:
HAYS COUNTY ESD#3

SCHOOL DISTRICT:
SAN MARCOS CONSOLIDATED ISD

SURVEYORS NOTES:
BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00009768.
UNITS: U.S. SURVEY FEET.

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

WILLIAM SMITHSON SURVEY,
ABSTRACT NO. 419

JOHN WILLIAMS SURVEY,
ABSTRACT NO. 490

FINAL PLAT LA CIMA PHASE 2, SECTION A HAYS COUNTY, TEXAS

**DA DOUCET
& ASSOCIATES**

Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
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TBPLS Firm #10105800 / TBPE Firm #3937

Date: 10-24-2019
Scale: 1"=100'
Drawn by: JWF
Reviewer: EAP/GC
Project: 1722-001
Sheet: 1 of 2
Field Book: —
Party Chief: —
Survey Date: —

Line Table		
Line	Length	Direction
L1	60.00	N51°17'50"E
L2	148.50	S33°38'28"E
L3	27.66	N56°21'32"E
L4	53.00	S33°38'28"E
L5	53.00	S33°38'28"E
L6	53.00	S33°44'06"E
L7	47.51	S33°32'12"E
L8	53.00	S49°53'37"W
L9	128.50	S49°53'37"W
L10	91.70	S43°39'11"E
L11	168.79	S49°53'23"W
L12	26.21	S15°16'52"W
L13	31.45	S41°41'18"E
L14	36.81	S42°20'06"W
L15	142.73	N40°06'37"W
L16	64.90	S80°00'46"W
L17	64.28	N36°56'16"W
L19	56.25	S31°11'04"E
L20	61.48	S26°55'23"E
L21	64.25	S19°52'08"E
L22	61.01	S14°11'02"E
L23	61.37	S08°37'48"E
L24	61.01	S03°04'34"E
L25	130.00	S89°41'33"W
L26	74.13	S17°53'36"W
L27	71.60	S24°31'25"W
L28	62.81	N30°38'20"E
L29	53.79	S34°09'52"W
L31	3.72	S30°04'43"E
L32	45.12	S30°35'59"E
L33	13.57	S30°04'43"E
L34	29.66	S15°29'21"E
L35	44.37	S13°55'30"E
L36	44.13	S05°30'07"E
L37	44.05	S02°23'58"W
L38	45.02	S10°22'50"W
L39	44.61	S18°24'41"W
L40	44.37	S26°23'02"W
L41	48.10	S33°21'07"W
L42	57.20	N68°50'43"W
L43	64.36	N63°51'51"E
L44	64.36	N70°12'33"E
L45	64.36	N76°33'15"E
L46	130.00	N10°16'24"W
L47	50.00	N10°16'24"W
L48	50.00	N10°16'24"W
L49	48.50	N10°16'24"W
L50	58.64	S20°37'53"E
L51	9.38	S22°59'24"E
L52	37.41	S24°36'44"E
L53	29.69	S26°56'17"E
L54	20.59	N28°40'52"W
L55	50.05	S31°07'48"E
L56	11.19	S33°15'11"E
L57	11.26	S10°16'24"E
L58	100.00	N56°21'32"E

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	110.12	270.00	23°22'	N21°57'26"W	109.36
C2	41.52	470.00	5°04'	N36°10'19"W	41.51
C3	23.56	15.00	90°00'	S11°21'32"W	21.21
C4	23.56	15.00	90°00'	S78°38'28"E	21.21
C5	23.56	15.00	90°00'	S11°21'32"W	21.21
C6	23.56	15.00	90°00'	S78°38'28"E	21.21
C7	23.53	15.00	89°54'	S11°24'40"W	21.19
C8	45.14	400.00	6°28'	S36°52'26"E	45.11
C9	665.80	685.00	55°41'	N67°57'14"W	639.90
C10	29.69	20.22	84°09'	N53°26'10"W	27.10
C11	46.82	526.49	5°06'	N36°10'19"W	46.80
C12	23.56	15.00	90°00'	S78°38'28"E	21.21
C13	23.56	15.00	90°00'	S11°21'32"W	21.21
C14	23.56	15.00	90°00'	N78°38'28"W	21.21
C15	23.56	15.00	90°00'	N11°21'32"E	21.21
C16	23.56	15.00	90°00'	S78°38'28"E	21.21
C17	23.56	15.00	90°00'	S11°21'32"W	21.21
C18	134.59	330.00	23°22'	N21°57'26"W	133.66
C19	23.56	15.00	90°00'	S55°16'24"E	21.21
C20	158.02	398.50	22°43'	N68°22'00"E	156.99
C21	37.22	23.50	90°45'	N11°38'04"E	33.45
C22	23.56	15.00	90°00'	N78°38'28"W	21.21
C23	23.56	15.00	90°00'	S11°21'32"W	21.21
C24	20.35	25.00	46°38'	S57°03'17"E	19.79
C25	160.02	50.00	183°22'	N11°18'41"E	99.96
C26	19.89	25.00	45°35'	S80°11'55"W	19.37
C27	175.92	451.50	22°19'	N68°33'53"E	174.81
C28	23.56	15.00	90°00'	S34°43'36"W	21.21
C29	23.56	15.00	90°00'	N78°38'28"W	21.21
C30	531.16	448.50	67°51'	N00°17'11"E	500.66
C31	30.12	20.00	86°18'	N77°22'01"E	27.35
C32	30.12	19.93	86°36'	S08°53'42"E	27.34
C33	593.93	501.50	67°51'	N00°17'11"E	559.82
C34	23.56	15.00	90°00'	S11°21'32"W	21.21
C35	23.56	15.00	90°00'	N78°38'28"W	21.21
C36	51.12	453.00	6°28'	S36°52'26"E	51.09
C39	314.16	60.00	300°00'	N51°17'50"E	60.00

IMPERVIOUS COVER (I.C.)SUMMARY	
AREA (AC.)	33.85
NUMBER OF LOTS 50' X 125'	127
NUMBER OF LOTS 60' X 125'	2
TOTAL LOTS	129
LOTS 50' X 125' I.C. (SQ. FT.)	476,250
LOTS 60' X 125' I.C. (SQ. FT.)	9,000
TOTAL LOTS I.C. (AC.)	11.14
ROADWAY/SIDEWALK I.C. (AC.)	5.56
DRIVEWAYS I.C. (AC.)	0.45
CUL-DE-SACS (AC.)	0.22
TOTAL IMPERVIOUS COVER (AC.)	17.37
PERCENT IMPERVIOUS COVER	51.31

ALL LOTS ON THIS PLAT EXCEPT LOT 3 BLOCK A AND LOT 4 BLOCK A ARE LIMITED TO 3,750 SQ. FT. OF IMPERVIOUS COVER. LOT 3 BLOCK A AND LOT 4 BLOCK A ARE LIMITED TO 4,500 SQ. FT. OF IMPERVIOUS COVER

LOT SUMMARY	
TOTAL NUMBER OF BLOCKS	5
TOTAL NUMBER OF LOTS	133
RESIDENTIAL LOTS	129
DRAINAGE EASEMENT LOTS	3
LANDSCAPE LOTS	0
COMMERCIAL LOTS	0
OPEN SPACE LOTS	1
TOTAL OVERALL ACREAGE	33.853

KNOW ALL MEN BY THESE PRESENTS §
STATE OF TEXAS §
COUNTY OF HAYS §

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, LCSM PH. 2, LLC, A LIMITED PARTNERSHIP BY AND THROUGH BRYAN LEE, GENERAL MANAGER, LCSM PH. 2, LLC, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 303 COLORADO STREET, SUITE 2300, AUSTIN, TEXAS 78701, BEING THE OWNER OF 33.853 ACRES OF LAND IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, AND THE WILLIAM SMITHSON SURVEY, ABSTRACT NO. 419, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 94.504 ACRES AND A CALLED 182.269 ACRES AS DESCRIBED IN FILE NO. 18022545, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 33.853 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

LA CIMA PHASE 2, SECTION A

SUBDIVISION TO THE CITY OF SAN MARCOS, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT-OF-WAY AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IN WITNESS WHEREOF, LCSM PH. 2, LLC, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS THE _____ DAY OF _____, 2019 A.D.

BRYAN W. LEE, GENERAL MANAGER _____ DATE _____
LCSM PH. 2, LLC
303 COLORADO STREET, SUITE 2300
AUSTIN, TEXAS 78701

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 AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____
IN AND FOR THE STATE OF TEXAS

LIENHOLDER CONSENT
TEXAS REGIONAL BANK

BY: _____

NAME: _____

TITLE: _____

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 AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____
IN AND FOR THE STATE OF TEXAS

ENGINEER'S CERTIFICATION:
STATE OF TEXAS §
COUNTY OF HAYS §

I, JENNIFER J. PAISLEY, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.



JENNIFER J. PAISLEY, P.E. _____ DATE 23 October 2019
TEXAS REGISTRATION NO. 91109
DOUCET & ASSOCIATES, INC.
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TEXAS 78735

CORNER LOT FRONTAGES		
BLOCK	LOT	STREET NAME THAT LOTS FRONT
A	21	HEARTLEAF ROAD
A	22	PIN CHERRY PASS
B	3	FOUNTAIN GRASS DRIVE
B	17	MISSOURI PRIMROSE LANE
B	18	HEARTLEAF ROAD
C	1	FOUNTAIN GRASS DRIVE
C	7	FOUNTAIN GRASS DRIVE
C	8	MISSOURI PRIMROSE LANE
C	15	MISSOURI PRIMROSE LANE
D	1	TRAILING LANTANA LANE
D	16	PIN CHERRY PASS
D	20	PIN CHERRY PASS
D	35	TEAKMILL TRAIL
E	1	TEAKMILL TRAIL

HAYS COUNTY:
STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____M., IN THE PLAT _____

RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____ A.D.

ELAINE HANSON CARDENAS, MBA, PHD, COUNTY CLERK
HAYS COUNTY, TEXAS

HAYS COUNTY:
STATE OF TEXAS §
COUNTY OF HAYS §

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, 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.

CAITLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES
HAYS COUNTY, TEXAS

HAYS COUNTY:
STATE OF TEXAS §
COUNTY OF HAYS §

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR 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 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 HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CAITLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES
HAYS COUNTY, TEXAS

TOM POPE, R.S., C.F.M., FLOODPLAIN ADMINISTRATOR
HAYS COUNTY DEVELOPMENT SERVICES
HAYS COUNTY, TEXAS

CITY OF SAN MARCOS
APPROVAL CERTIFICATE
APPROVED AND AUTHORIZED TO BE RECORDED ON THE ____ DAY OF _____, 2019, BY THE PLANNING ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

CIP & ENGINEERING _____ DATE _____

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES _____ DATE _____

RECORDING SECRETARY _____ DATE _____

CHAIRMAN, PLANNING & ZONING COMMISSION _____ DATE _____

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF HAYS §

I, GARRETT CAVAIUOLO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

GARRETT CAVAIUOLO, R.P.L.S. _____ DATE 10/28/19
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES, INC.
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735
512.583.2600
GCAVAIUOLO@DOUCETENGINEERS.COM



STREET SUMMARY			
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LINEAR FEET
FOUNTAIN GRASS DRIVE	60' R.O.W.	37'	1,133.2
TEAKMILL TRAIL	53' R.O.W.	33'	1,029.5
TRAILING LANTANA LANE	53' R.O.W.	33'	1,029.5
PIN CHERRY PASS	53' R.O.W.	33'	757.1
HEARTLEAF ROAD	53' R.O.W.	33'	1,206.9
MISSOURI PRIMROSE LANE	53' R.O.W.	33'	566.3
TOTAL			6,022 LF

AREA TABLES PHASE 2, SECTION A:

- TOTAL ACREAGE: 33.853 ACRES.
THIS PROJECT CONTAINS 133 LOTS, AVERAGING 0.200 AC. THERE ARE:
0 LOTS > 10 AC;
0 LOTS BETWEEN 10 AC AND 5 AC;
2 LOTS BETWEEN 5 AC AND 2 AC;
0 LOTS BETWEEN 2 AC AND 1 AC;
131 LOTS < 1 AC.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 7.249 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 6,022 LINEAR FEET.

AQUIFER NOTE:

THIS PROJECT IS IN THE EDWARDS AQUIFER RECHARGE ZONE BUT IS NOT IN THE CONTRIBUTING ZONE.

FLOOD NOTE:

THE HAYS COUNTY BEST AVAILABLE FLOODPLAIN BOUNDARY IS BASED ON HAYS COUNTY, USACE, GBRA PHASE 3 FLOOD STUDY AND ON THE PRELIMINARY FEMA MAPS. ACCORDING TO THE EXISTING FEMA FLOOD INSURANCE RATE MAP NUMBER 48209C0369F, DATED SEPTEMBER 2, 2005, HAYS COUNTY, TEXAS, THE TRACT LIES WITHIN IN ZONE X.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

ACCORDING TO CITY-ADOPTED FLOOD MAPS AND MODEL, A PORTION OF THIS PROPERTY IS SUBJECT TO CITY OF SAN MARCOS FLOODPLAIN REGULATIONS, CHAPTER 39.

NOTES:

- THIS PROJECT IS IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS, TEXAS.
- BUFFER ZONES PER THE APPROVED WATER PROTECTION PLAN PHASE 2 ON JUNE 10, 2019.
- PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG ALL STREETS (AS SHOWN BY DOTTED LINE ON PLT), INCLUDING EAST SIDE OF CENTRAL PARK LOOP (WEST SIDE WAS CONSTRUCTED WITH CENTRAL PARK LOOP). THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- HOA WILL MAINTAIN SIDEWALK/TRAILS IN PUBLIC AREAS, AND HOMEOWNER WILL MAINTAIN SIDEWALKS ASSOCIATED WITH THE LOT.
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "LCSM PH. 2, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE DEVELOPMENT AGREEMENT WITH THE CITY OF SAN MARCOS, RESOLUTION 2014-131R, APPROVED SEPTEMBER 16, 2014, AND AMENDED ON MAY 15, 2018 RESOLUTION 2018-75R.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LA CIMA, AS AMENDED FROM TIME TO TIME, ORIGINALLY RECORDED IN DOCUMENT NO. 17044512, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY.
- THIS SUBDIVISION IS SUBJECT TO AND SHALL COMPLY WITH THE FOLLOWING AGREEMENTS BETWEEN THE OWNER AND HAYS COUNTY.

—AGREEMENT REGARDING LA CIMA HABITAT PRESERVATION, PURGATORY CREEK PARKLAND DEDICATION, AND CENTERPOINT RIGHT-OF-WAY DEDICATION" (EXECUTED JUNE 2, 2015)

—HAYS COUNTY LICENSE AGREEMENT (EXECUTED AUGUST 28, 2015)

- THE LA CIMA H.O.A. OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE LOTS SHOWN HEREON AND ANY DETENTION OR WATER QUALITY STRUCTURES FOUND WITHIN THEM.
- DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
- PROPOSED ROADWAYS ARE TO BE PUBLIC
- SECOND MEANS OF FIRE ACCESS SHALL BE PROVIDED BY AN ACCESS EASEMENT ON LOT 95 BLOCK A WHICH GOES TO THE CUL-DE-SAC ON STRAWBERRY STREET (IN PHASE I, SECTION I).
- THE FOLLOWING CITY OF SAN MARCOS GPS BENCHMARKS ARE TIED TO AND REFERENCED ON THIS PLAT:

#15
ALUMINUM DISK IN
CONCRETE
N:13875309.88
E:2294908.33
ELEV: 766.33

#19
ALUMINUM DISK IN
CONCRETE
N:13870274.07
E:2296197.06
ELEV: 713.25

FINAL PLAT LA CIMA PHASE 2, SECTION A HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date:	10-24-2019
Scale:	1"=100'
Drawn by:	JWF
Reviewer:	EAP/GC
Project:	1722-001
Sheet:	2 of 2
Field Book:	-
Party Chief:	-
Survey Date:	-