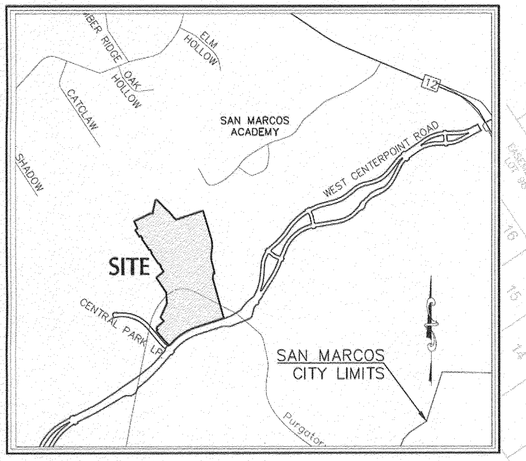
VICINITY MAP

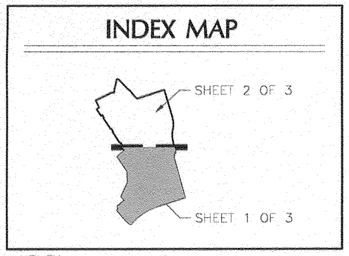
SCALE: 1" = 2000'



LEGEND

	EXISTING PROPERTY LINE
	SUBDIVISION LINE
	BUILDING SETBACK LINE + PUE (UNLESS NOTED)
	SIDEWALKS
○	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "DOUCET"
D.E.	DRAINAGE EASEMENT
O.S.	OPEN SPACE
PUE	PUBLIC UTILITY EASEMENT
WWE	WASETEWATER LINE EASEMENT
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
[ ]	CALLED ACREAGE
Ac.	ACRES

INDEX MAP



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

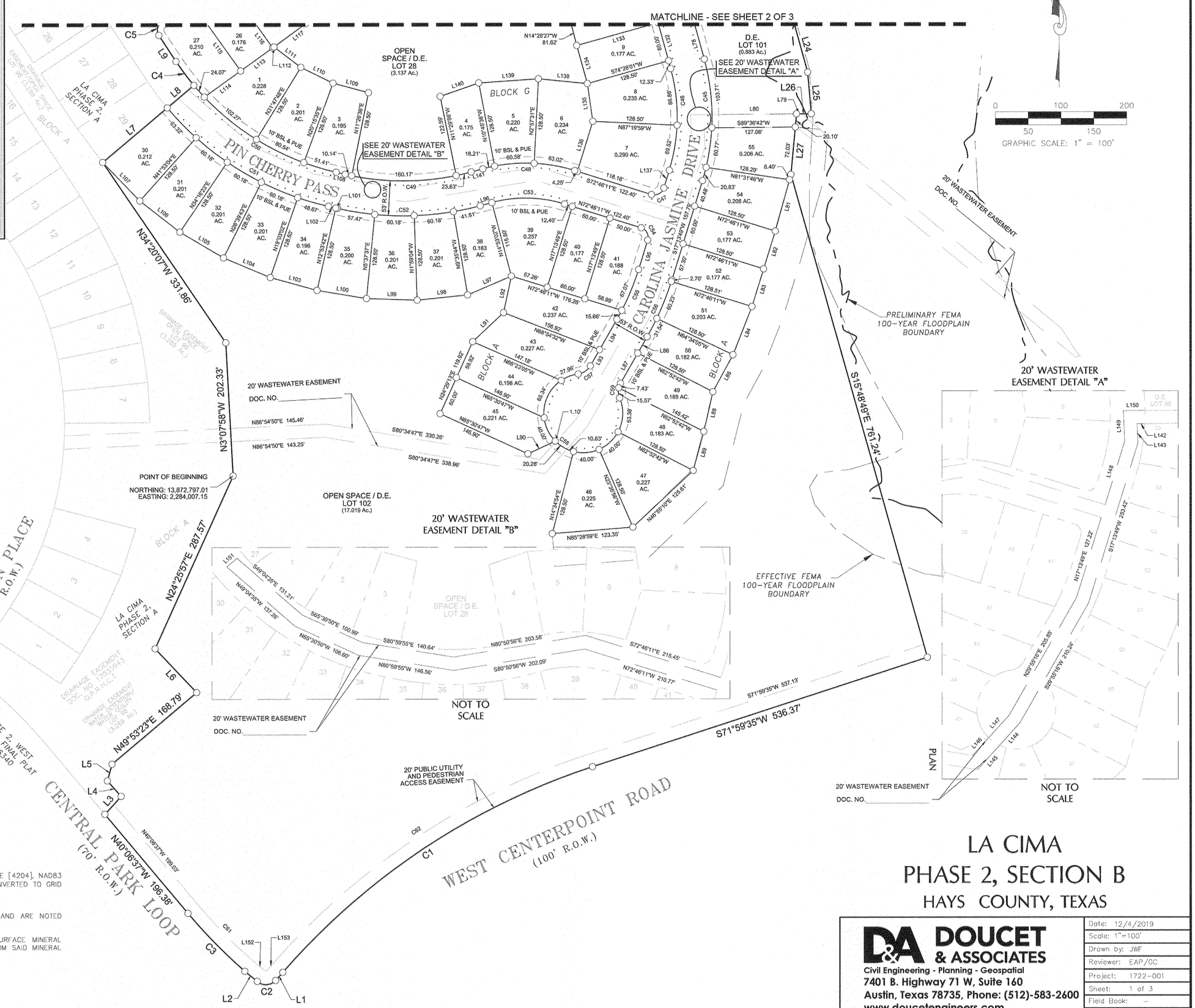
SCHOOL DISTRICT:
SAN MARCOS CONSOLIDATED ISD

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.



LA CIMA
PHASE 2, SECTION B
HAYS COUNTY, TEXAS

D&A 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:	12/4/2019
Scale:	1"=100'
Drawn by:	JWF
Reviewer:	EAP/GC
Project:	1722-001
Sheet:	1 of 3
Field Book:	--
Party Chief:	--
Survey Date:	--

X:\Departments\Geospatial\Projects\1722-001 La Cima\CADD\dwg\Working\1722001 - PLAT LA CIMA PH 2 - B.dwg

LEGEND

	EXISTING PROPERTY LINE
	SUBDIVISION LINE
	BUILDING SETBACK LINE + PUE (UNLESS NOTED)
	SIDEWALKS
○	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "DOUCET"
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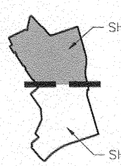
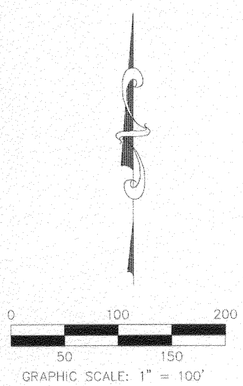
INDEX MAP





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Party Chief:	--
Survey Date:	--

X:\Departments\Geospatial\Projects\1722-001 La Cima\CADD\dwg\Working\1722001 - PLAT LA CIMA PH 2 - B.dwg

Line Table		
Line	Length	Direction
L1	16.43	S41°12'25"W
L2	24.52	N51°05'00"W
L3	36.81	N42°20'06"E
L4	31.45	N41°41'18"W
L5	26.21	N15°16'52"E
L6	91.70	N43°39'11"W
L7	128.50	N49°53'37"E
L8	53.00	N49°53'37"E
L9	47.51	N33°32'12"W
L10	53.00	N33°44'06"W
L11	53.00	N33°38'28"W
L12	53.00	N33°38'28"W
L13	27.66	S56°21'32"W
L14	54.52	N56°21'32"E
L15	53.00	N2°51'29"E
L16	27.11	N64°20'56"E
L17	33.68	S16°15'24"E
L18	81.02	S10°06'10"E
L19	81.02	S0°06'48"W
L20	81.02	S10°19'46"W
L21	75.37	S5°27'59"W
L22	69.44	S4°34'06"E
L23	101.90	S12°37'02"E
L24	101.88	S15°31'59"E
L25	63.30	S4°54'54"E
L26	22.41	S89°27'32"W
L27	92.13	S5°16'10"W
L28	60.56	N56°18'52"E
L29	128.53	S34°20'39"E
L30	128.50	N34°20'39"W
L31	59.32	N54°44'06"E
L32	59.32	N52°53'34"E
L33	59.32	N51°03'02"E
L34	59.32	N49°12'30"E
L35	59.32	N47°21'59"E
L36	61.09	N46°14'16"E
L37	53.45	N46°13'30"E
L38	35.95	S43°46'30"E
L39	44.37	S46°13'30"W
L40	54.00	S46°13'30"W
L41	25.28	N56°21'32"E
L42	25.28	N56°21'32"E
L43	48.36	S46°13'30"W
L44	45.48	N46°13'30"E
L45	6.24	N43°24'56"W
L46	31.43	S43°46'30"E
L47	115.90	S45°54'40"W
L48	122.03	N68°47'09"W
L49	139.86	N40°09'17"W
L50	134.75	N40°09'17"W
L51	6.53	N68°47'09"W
L52	115.21	N68°47'09"W
L53	36.19	S51°23'24"W
L54	29.58	S16°01'45"W
L55	16.00	N1°16'41"E
L56	50.65	N46°14'31"E
L57	64.73	N47°26'54"E
L58	64.73	N49°10'10"E
L59	64.73	N50°53'26"E
L60	64.73	N52°36'41"E
L61	64.73	N54°19'57"E
L62	43.84	N55°46'33"E
L63	40.28	N56°21'32"E
L64	48.00	N56°21'32"E
L65	8.45	N51°16'25"E
L70	8.47	S69°10'16"E
L71	15.46	N69°01'12"E
L72	16.99	S20°58'48"E
L73	27.93	S17°27'06"W
L74	10.00	N62°16'30"W
L75	10.00	N4°57'27"W
L76	128.50	N73°34'02"E
L77	128.50	S73°34'02"W
L78	121.19	S15°31'59"E
L79	7.33	N89°36'42"E
L80	128.50	N89°36'42"E
L81	89.27	N15°32'57"E

Line Table		
Line	Length	Direction
L82	60.00	N17°13'49"E
L83	60.00	N17°13'49"E
L84	78.56	N21°34'21"E
L85	63.89	N28°39'34"E
L86	28.58	N29°55'16"E
L87	52.70	N29°55'16"E
L88	61.87	N13°00'54"E
L89	61.30	N15°17'33"E
L90	46.01	N65°21'14"E
L91	64.42	S46°45'07"W
L92	56.70	S12°14'01"W
L93	28.27	S29°55'16"W
L94	53.01	S29°55'16"W
L95	46.79	S17°13'49"W
L96	18.25	N75°06'58"E
L97	72.60	N66°51'23"E
L98	77.19	N84°12'36"E
L99	77.19	S88°10'43"E
L100	76.42	S80°36'37"E
L101	2.71	S77°06'18"E
L102	11.43	N77°06'18"W
L103	73.85	S74°30'11"E
L104	77.19	S67°08'37"E
L105	77.19	S59°31'57"E
L106	77.19	S51°55'17"E
L107	81.22	N44°06'40"W
L108	14.14	S77°06'18"E
L109	55.86	N74°53'47"W
L110	54.58	N63°58'19"W
L111	51.37	N52°46'41"W
L112	2.38	N53°46'37"E
L113	60.00	N54°22'37"E
L114	67.96	N54°22'37"E
L115	129.24	N35°37'23"W
L116	128.50	N35°37'23"W
L117	62.80	N53°46'37"E
L118	62.92	N52°28'48"E
L119	62.92	N51°10'51"E
L120	62.92	N49°52'55"E
L121	62.90	N48°34'59"E
L122	62.92	N47°17'02"E
L123	56.01	N49°06'57"E
L124	54.04	N60°12'45"E
L125	37.15	N71°24'30"E
L126	20.58	N71°24'30"E
L127	60.00	N71°24'30"E
L128	62.58	N71°24'30"E
L129	14.97	S16°25'58"E
L130	128.50	N83°46'12"E
L131	129.00	S83°46'12"W
L132	121.19	S15°31'59"E
L133	128.50	S74°28'01"W
L134	60.00	S15°31'59"E
L135	58.07	N8°21'25"W
L136	79.46	N17°13'49"E
L137	27.99	S17°13'49"W
L138	74.76	N84°25'35"W
L139	91.13	S86°05'57"W
L140	62.22	S71°01'45"W
L141	18.25	N75°06'58"E
L142	11.74	S89°36'42"W
L143	29.42	S2°18'13"E
L144	45.64	S42°17'02"W
L145	49.93	S42°17'02"W
L146	36.34	N42°17'02"E
L147	46.17	N42°17'02"E
L148	100.53	N17°13'49"E
L149	46.65	N2°18'13"W
L150	32.96	N89°36'42"E
L151	20.25	N49°53'37"E
L152	24.97	N51°05'00"W
L153	15.87	S41°12'25"W

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	572.24	1,065.00	30.79	S56°36'00"W	565.38
C2	30.94	20.00	88.64	S87°04'22"W	27.95
C3	123.50	815.00	8.68	N44°27'06"W	123.39
C4	45.14	400.00	6.47	N36°52'26"W	45.11
C5	23.53	15.00	89.90	N11°24'40"E	21.19
C6	23.56	15.00	90.00	N78°38'28"W	21.21
C7	23.56	15.00	90.00	N11°21'32"E	21.21
C8	23.56	15.00	90.00	N78°38'28"W	21.21
C9	23.56	15.00	90.00	N11°21'32"E	21.21
C10	86.33	173.50	28.51	N78°36'13"E	85.44
C11	349.05	1,973.50	10.13	N51°17'31"E	348.60
C12	36.91	23.50	90.00	S1°13'30"W	33.23
C13	131.28	174.50	43.11	N65°27'31"W	128.21
C14	171.44	226.50	43.37	S65°27'31"E	167.37
C16	159.93	50.00	183.27	S1°13'30"W	99.96
C17	20.35	25.00	46.63	N69°32'30"E	19.79
C18	358.42	2,026.50	10.13	N51°17'31"E	357.96
C19	35.42	373.50	5.43	N53°38'32"E	35.40
C20	40.96	426.50	5.50	S53°36'27"W	40.94
C21	20.35	25.00	46.63	S26°31'43"W	19.79
C22	169.44	50.00	194.16	N79°42'26"W	99.24
C23	20.35	25.00	46.63	N5°56'35"W	19.79
C24	26.38	15.05	100.40	S79°42'26"E	23.13
C25	100.95	910.27	6.35	N52°39'52"E	100.90
C26	60.04	1,857.73	1.85	N51°16'25"E	60.03
C27	68.48	2,255.51	1.74	N52°55'23"E	68.48
C28	68.48	2,970.08	1.32	N54°34'21"E	68.48
C29	39.92	2,378.71	0.96	N55°52'41"E	39.92
C30	458.71	2,593.50	10.13	N51°17'31"E	458.11
C31	468.08	2,646.50	10.13	S51°17'31"W	467.47
C32	67.51	407.64	9.49	N50°48'32"E	67.43
C33	22.13	15.00	84.53	S13°00'27"W	20.18
C34	177.83	373.50	27.28	S59°55'39"W	176.15
C35	22.15	15.01	84.51	N71°33'46"W	20.19
C36	55.33	426.50	7.43	S69°51'02"W	55.29
C37	23.56	15.00	89.99	S28°34'19"W	21.21
C38	216.49	50.00	248.08	N72°23'36"W	82.87
C39	29.70	25.00	68.08	N17°36'24"E	27.99
C40	23.56	15.00	90.00	S61°25'58"E	21.21
C41	119.04	273.50	24.94	N3°57'50"W	118.10
C42	142.11	326.50	24.94	S3°57'50"E	140.99
C43	73.21	174.50	24.04	S3°30'51"E	72.68
C44	95.45	227.50	24.04	N3°30'50"W	94.75
C45	186.70	326.50	32.76	S0°50'55"W	184.17
C46	156.40	273.50	32.76	N0°50'55"E	154.27
C47	23.56	15.00	90.00	N62°13'49"E	21.21
C48	141.81	253.00	32.11	N88°49'36"W	139.96
C49	193.93	400.00	27.78	S89°00'20"W	192.04
C50	258.30	400.00	37.00	S58°36'20"E	253.83
C51	564.96	453.00	71.46	N41°22'35"W	529.05
C52	219.63	453.00	27.78	S89°00'20"W	217.48
C53	112.10	200.00	32.11	N88°49'36"W	110.64
C54	23.56	15.00	90.00	S27°46'11"E	21.21
C55	82.73	373.50	12.69	N23°34'33"E	82.56
C56	94.47	426.50	12.69	S23°34'33"W	94.28
C57	23.00	25.00	52.71	N56°16'30"E	22.20
C58	298.89	60.00	285.42	S60°04'44"E	72.71
C59	23.00	25.00	52.71	S3°34'02"W	22.20
C60	322.08	60.00	307.56	N1°28'03"E	53.02
C61	120.08	795.00	8.65	S44°26'14"E	119.96
C62	582.99	1,085.00	30.79	S56°36'00"W	576.00

IMPERVIOUS COVER (I.C.)SUMMARY	
AREA (AC.)	55.83
NUMBER OF LOTS 50' X 125'	0
NUMBER OF LOTS 60' X 125'	120
TOTAL LOTS	120
LOTS 50' X 125' I.C. (SQ. FT.)	0
LOTS 60' X 125' I.C. (SQ. FT.)	540,000
TOTAL LOTS I.C. (AC.)	12.40
ROADWAY/SIDEWALK I.C. (AC.)	4.81
DRIVEWAYS I.C. (AC.)	0.42
CUL-DE-SACS (AC.)	0.6
TOTAL IMPERVIOUS COVER (AC.)	18.23
PERCENT IMPERVIOUS COVER	32.65

ALL LOTS ON THIS PLAT ARE LIMITED TO 4,500 SQ. FT. OF IMPERVIOUS COVER.

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 55.831 ACRES OF LAND IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, THE PATRICK MCGREAL SURVEY, ABSTRACT NO. 308, 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 55.831 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

LA CIMA PHASE 2, SECTION B

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 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

CORNER LOT FRONTAGES		
BLOCK	LOT	STREET NAME THAT LOTS FRONT
A	41	PIN CHERRY PASS
A	70	CAROLINA JASMINE DRIVE
A	84	TRAILING LANTANA LANE
A	85	TEAKMILL TRAIL
E	25	TEAKMILL TRAIL
F	1	MAJESTIC SAGE TRAIL
F	9	MAJESTIC SAGE TRAIL
F	10	TRAILING LANTANA LANE
F	19	TRAILING LANTANA LANE
G	7	CAROLINA JASMINE DRIVE
G	15	MAJESTIC SAGE TRAIL
G	27	MAJESTIC SAGE TRAIL

STREET SUMMARY			
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LINEAR FEET
LAMBS EAR PASS	53' R.O.W.	33'	237.3'
TEAKMILL TRAIL	53' R.O.W.	33'	527.4'
TRAILING LANTANA LANE	53' R.O.W.	33'	996.7'
PIN CHERRY PASS	53' R.O.W.	33'	805.4'
MAJESTIC SAGE TRAIL	53' R.O.W.	33'	945.2'
CAROLINA JASMINE DRIVE	53' R.O.W.	33'	1,430.0'
			TOTAL
			4,942.0 LF

LOT SUMMARY	
TOTAL NUMBER OF BLOCKS	4
TOTAL NUMBER OF LOTS	129
RESIDENTIAL LOTS	120
DRAINAGE EASEMENT LOTS	6
LANDSCAPE LOTS	0
COMMERCIAL LOTS	0
OPEN SPACE LOTS	3
TOTAL OVERALL ACREAGE	55.831

FLOOD NOTE:

ACCORDING TO THE EXISTING FEMA FLOOD INSURANCE RATE MAP NUMBER 48209C0369F, DATED SEPTEMBER 2, 2005, HAYS COUNTY, TEXAS, A PORTION OF THE TRACT LIES WITHIN ZONE A, AND THE MAJORITY OF THE SITE LIES WITHIN IN ZONE X. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OF ENGINEER.

FINISHED FLOOR ELEVATIONS ON BLOCK A LOTS 58-61 ARE BASED ON PRELIMINARY FEMA 100-YEAR FLOODPLAIN BOUNDARY.

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.

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

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF HAYS §

I, 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.

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

STATE OF TEXAS
JENNIFER J. PAISLEY
91109
LICENSED
PROFESSIONAL ENGINEER

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.

12/5/19
GARRETT CAVAIUOLO, R.P.L.S. DATE
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600
GCAVAIUOLO@DOUCETENGINEERS.COM

STATE OF TEXAS
REGISTERED
GARRETT CAVAIUOLO
6714
PROFESSIONAL
LAND SURVEYOR

AREA TABLES PHASE 2, SECTION B:

1. TOTAL ACREAGE: 55.831 ACRES.
THIS PROJECT CONTAINS 129 LOTS, AVERAGING 0.384 AC. THERE ARE:
0 LOTS > 10 AC;
0 LOTS BETWEEN 10 AC AND 5 AC;
2 LOTS BETWEEN 5 AC AND 2 AC;
1 LOTS BETWEEN 2 AC AND 1 AC;
126 LOTS < 1 AC.

2. THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 6.349 ACRES.

3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 4,942 LINEAR FEET.

AQUIFER NOTE:

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

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

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER 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 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.

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

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

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 EXTRATERRIROTIAL JURISDICTION OF THE CITY OF SAN MARCOS

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

NOTES:

1. THIS PROJECT IS IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS, TEXAS.
2. BUFFER ZONES PER THE APPROVED WATER PROTECTION PLAN PHASE 2 ON JUNE 10, 2019.
3. 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.
4. HOA WILL MAINTAIN SIDEWALK/TRAILS IN PUBLIC AREAS, AND HOMEOWNER WILL MAINTAIN SIDEWALKS ASSOCIATED WITH THE LOT.
5. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET SPECIFICATIONS.
6. AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "LCSM PH. 2, LLC" OR ITS SUCCESSORS OR ASSIGNS.
7. 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.
8. 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.
9. 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)
10. 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.
11. DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
12. PROPOSED ROADWAYS ARE TO BE PUBLIC.
13. 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).
14. 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

LA CIMA
PHASE 2, SECTION B
HAYS COUNTY, TEXAS

D&A 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:	12/4/2019
Scale:	1"=100'
Drawn by:	JWF
Reviewer:	EAP/GC
Project:	1722-001
Sheet:	3 of 3
Field Book:	--
Party Chief:	--
Survey Date:	--

X:\Departments\Geospatial\Projects\1722-001 La Cima\CADD\dwg\Working\1722001 - PLAT LA CIMA PH 2 - B.dwg