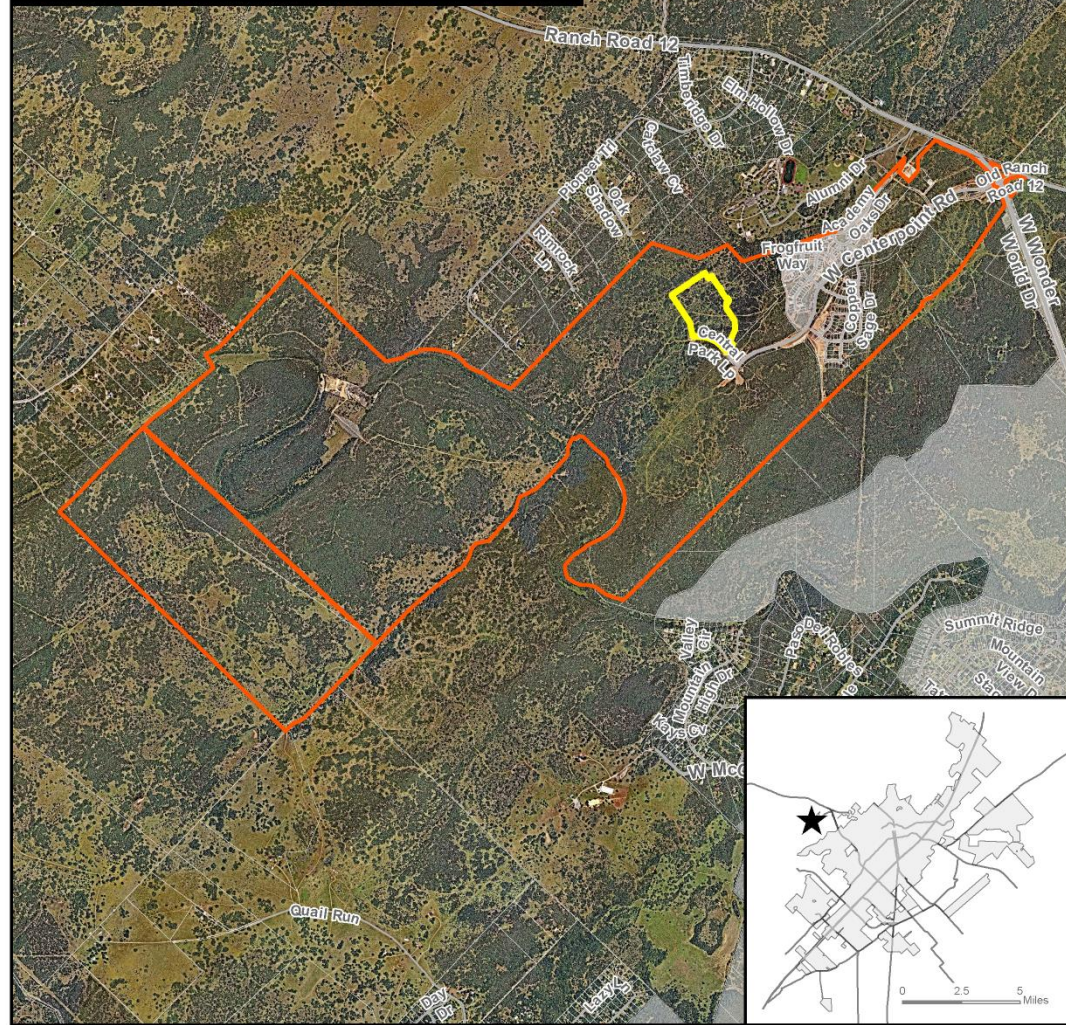


PC-18-40_03 (La Cima, Phase 2, Section A Final Plat)

Consider a request by Doucet & Associates, on behalf of Lazy Oaks Ranch, LP, to approve a Final Plat for 33.853 acres, more or less, out of the John Williams Survey, Abstract No. 490, and the William Smithson Survey, Abstract No. 419, generally located west of the intersection of Old Ranch Road 12 and Wonder World Drive (A.Brake)

- +/- 33.853 acres
- La Cima Development Agreement (Resolution 2018-75R)
- Allows for the development of 129 single-family residential lots and 1 HOA-maintained open space lot.

PC-18-40_03
Aerial View
La Cima Phase II Section A
Final Plat



- ★ Site Location
- Subject Property
- Parcel
- City Limit
- La Cima Boundary

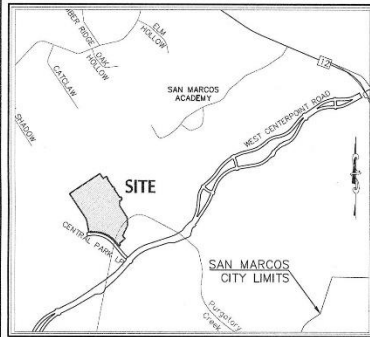


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 2/11/2020

VICINITY MAP

SCALE: 1" = 2000'



LEGEND

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

UTILITY:
WATER/WASTEWATER:
CITY OF SAN MARCOS

ELECTRIC:
FEDERNALES ELECTRIC COOPERATIVE

GAS: CENTERPOINT ENERGY

TELEPHONE/CABLE:
CHARTER COMMUNICATIONS (CSA 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. 418

JOHN WILLIAMS SURVEY,
ABSTRACT NO. 480

REFERENCE TO CITY OF SAN MARCOS MONUMENT (2019-05)
GRID N=13,975,309.89
GRID E=2,294,908.33

LCSM PH. 2, LLC
[94.504 AC.]
DOC. NO. 18022545
O.P.R.H.C.T.

REFERENCE TO CITY OF SAN MARCOS MONUMENT (2019-05)
GRID N=13,975,309.89
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DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBLPS Firm #10105800 / TBLPS Firm #3937

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

Recommendation:

Staff has reviewed the request and determined the Final Plat complies with the Development Agreement and the San Marcos Development Code and recommends **approval** of PC-18-40_03 as submitted.