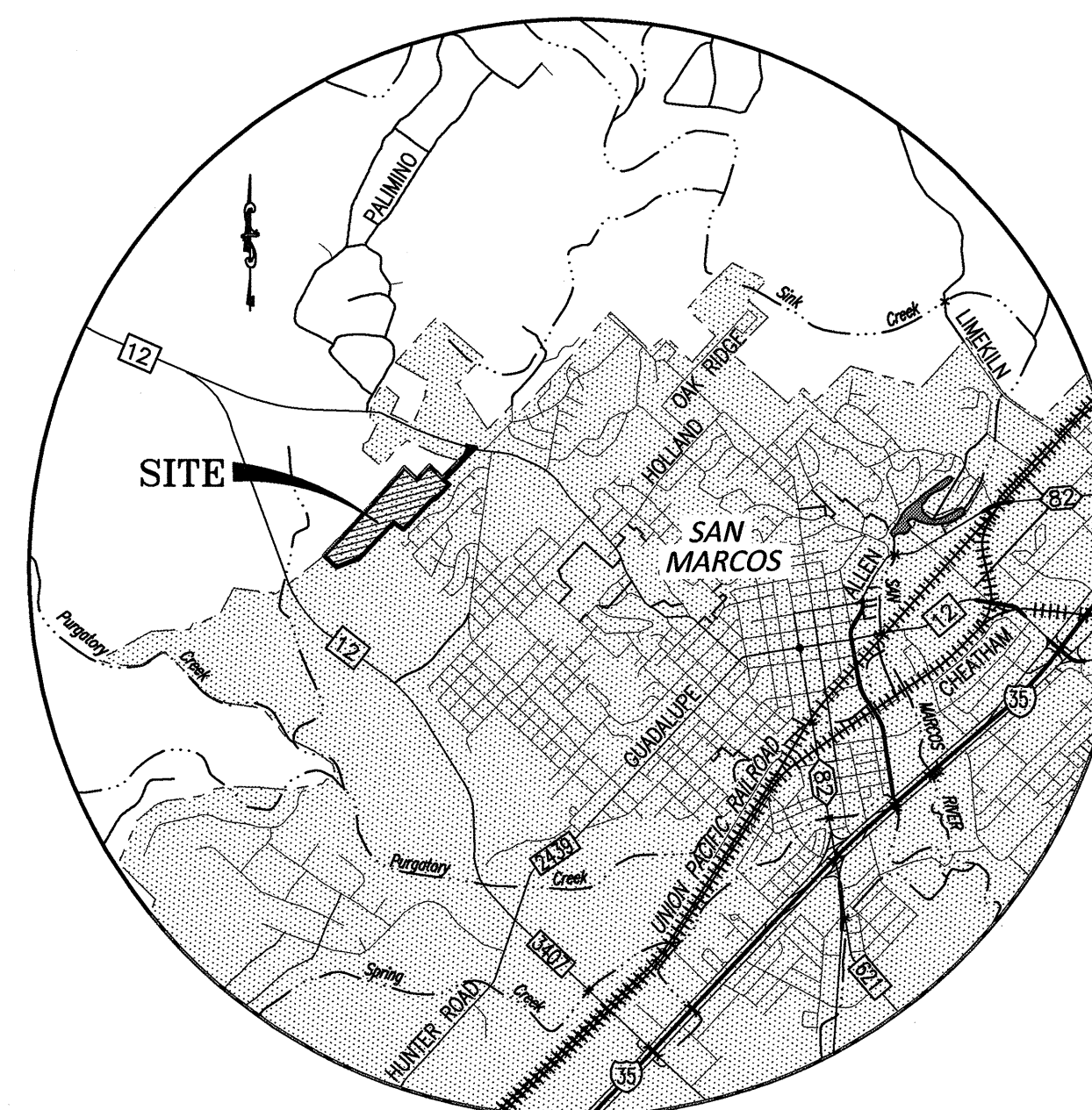
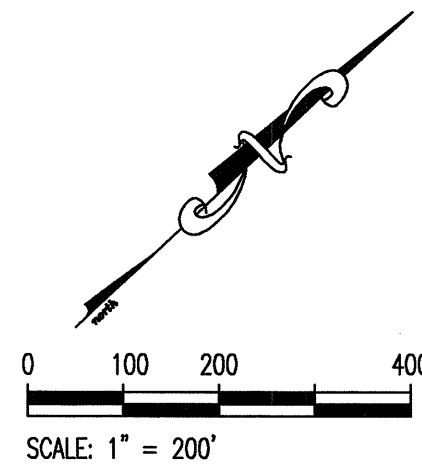


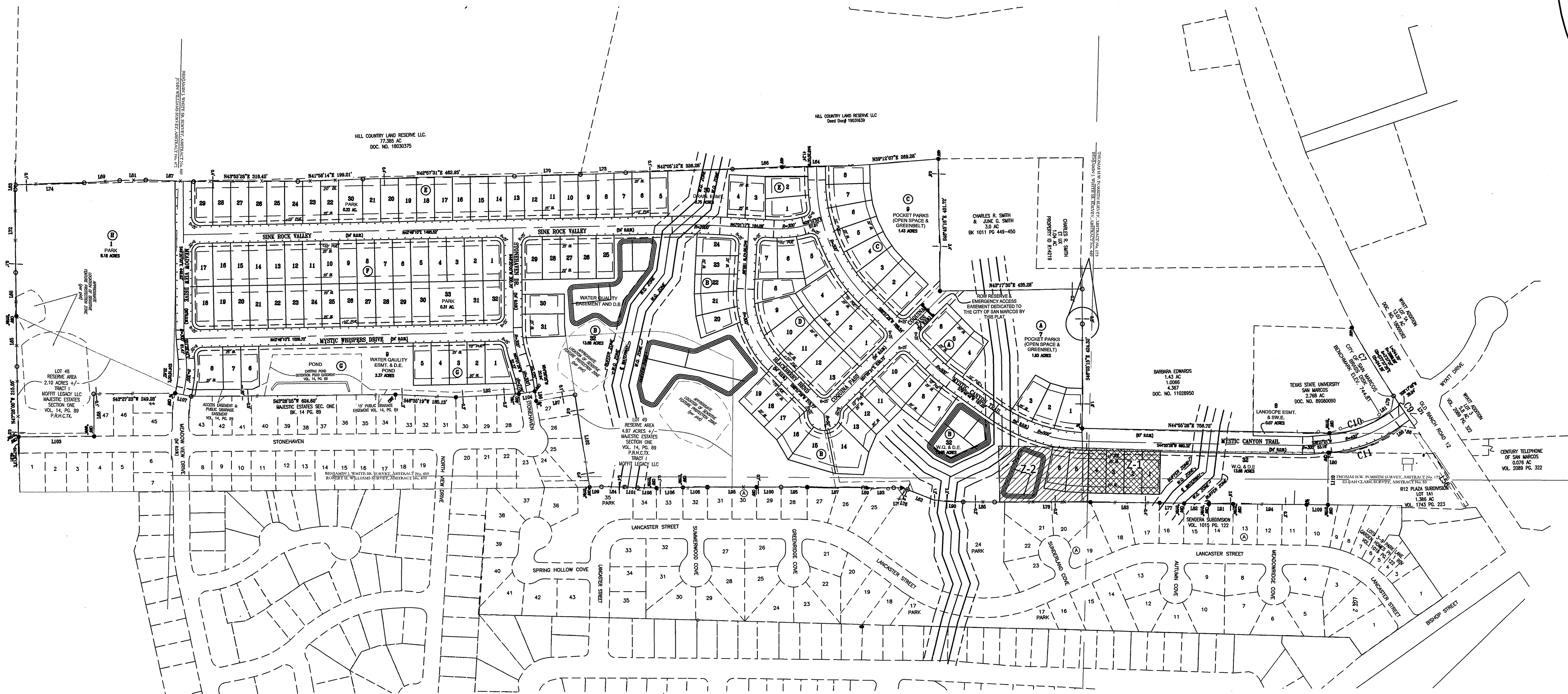
# MYSTIC CANYON



LOCATION MAP  
SCALE: 1" = 4,000'

SUBMITTED BY  
*Charles R. Brigance Jr.*  
CARLSON, BRIGANCE & DOERING, INC.

DATE



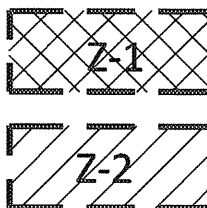
LEGEND	
17	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING SETBACK
---	SIDEWALK
□	CONCRETE MONUMENT SET
●	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
W.L.E.	WATER LINE EASEMENT
W.W.E.	WASTEWATER EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
E.L.E.	ELECTRIC EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.S.E.	LANDSCAPE & SIGN EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT

LOT TYPES:  
TOTAL NO. OF LOTS: 137  
NO. OF BLOCKS: 8  
NO. OF SINGLE FAMILY LOTS: 127  
NO. OF DRAIN. ESMT. LOTS: 1  
NO. OF WATER QUALITY ESMT. & D.E. LOTS: 2  
NO. OF PARK LOTS: 3  
NO. OF LANDSCAPE/SW.E. LOTS: 2  
NO. OF OPEN SPACE AND GREENBELT LOTS: 2

SUBMITTAL DATE: MARCH , 2020  
ACREAGE:  
62.059 ACRES

TOTAL LINEAR FOOTAGE OF STREETS: 7,563 LF

NOTE:  
ROW RESERVE & EMERGENCY ACCESS EASEMENT DEDICATED TO THE CITY OF SAN MARCOS BY THE OWNER, AT THE REQUEST OF THE CITY OF SAN MARCOS FOR EXTENSION OF THE STREET OR DRIVEWAY TO THE ADJOINING PROPERTY.



NOTE:  
AREAS Z-1 AND Z-2 ARE APPROVED AS A PART OF THE PRELIMINARY PLAN, BUT ARE SUBJECT TO ZONING RESTRICTIONS AND DEVELOPMENT RESTRICTIONS. SITE DEVELOPMENT IS LIMITED EXCEPT AS IT APPLIES TO REQUIRED UTILITY, GRADING, DRAINAGE, AND STREET INFRASTRUCTURE. THESE AREAS CAN NOT BE DEVELOPED BEYOND INFRASTRUCTURE DEVELOPMENT, SITE GRADING AND STABILIZATION, INDIVIDUAL SF LOTS WITHIN THE AREA CANNOT BE DEVELOPED UNTIL SUCH TIME ZONING IS APPROVED.

## ZONING

OWNER:  
KALI KATE SERVICES INC.  
4550 FM 967 BUDA, TEXAS 78610  
(512) 939-4015

ENGINEER AND SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
PHONE: (512) 280-5160  
FAX: (512) 280-5165

DEVELOPER:  
KB HOME LONE STAR INC.  
10800 PECAN PARK BLVD. SUITE 200  
AUSTIN, TEXAS 78750  
PHONE: (512) 651-8100  
FAX: (512) 795-6181

STATE OF TEXAS  
COUNTY OF HAYS

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon. The legally described property is AS IS within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 46200C for HAYS County, Texas, dated 2-28-2008 388F-4-389F

Dated, this the 29 day of May, 2020.

*Aaron V. Thomason*  
AARON V. THOMASON, RPLS# 6214  
Carlson, Brigance & Doering, Inc.  
5501 West William Cannon  
Austin, Texas 78749  
(512) 280-5160 (512) 280-5165 (fax)  
aaron@cbbdeng.com



## ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF SAN MARCOS CODES.

WITNESS MY HAND THIS 7th DAY OF May, 2020

*Charles R. Brigance Jr.*  
CHARLES R. BRIGANCE JR.

P.E. NO. 64346

BLOCK A	
LOT	AREA
1	8356.8
2	7762.1
3	8156.4
4	7494.9
5	9302.7
6	7458.6
7	8048.4
8	7895.9
9	8673.3

BLOCK C	
LOT	AREA
1	8673.3
2	7452.4
3	8102.9
4	8484.5
5	8511.6
6	8512.2
7	8509.8
8	7294.4

BLOCK F	
LOT	AREA
1	7594.0
2	6779.8
3	6777.6
4	6775.4
5	6773.2
6	6771.0
7	6768.9
8	6766.7
9	6764.5
10	6762.3
11	6760.1
12	6757.9
13	6755.8
14	7605.0
15	7624.7
16	6775.4
17	6773.2
18	6771.0
19	6768.8
20	6766.6
21	6764.5
22	6762.3
23	6760.1
24	6757.9
25	6751.4
26	7564.3

BLOCK B	
LOT	AREA
1	7532.2
2	7532.2
3	7532.2
4	7532.2
5	7452.5
6	7452.5
7	7449.2
8	7989.6
9	7688.5
10	8479.0
11	7040.0
12	7092.4
13	10489.8
14	13130.8
15	11140.8
16	7462.3
17	7040.0
18	7040.0
19	7036.1
20	7805.7
21	7805.7
22	7377.3
23	7040.0
24	7984.8
25	6765.6
26	6765.6
27	6765.6
28	6765.6
29	6765.6
30	6765.6
31	6765.6
32	7616.8
33	7691.2
34	9028.2

BLOCK D	
LOT	AREA
1	9078.8
2	8130.0
3	8588.9
4	12262.2
5	13073.6
6	9339.5
7	10035.1
8	10470.8
9	12095.9
10	10231.9
11	10717.1
12	9189.4
13	10269.9

BLOCK E	
LOT	AREA
1	9089.8
2	7804.8
3	7520.2
4	7038.3
5	7715.8
6	7671.6
7	7627.5
8	7572.5
9	7464.7
10	7380.3
11	7342.1
12	7323.5
13	7304.3
14	7287.2
15	7285.8
16	7287.6
17	7289.5
18	7291.4
19	7293.3
20	7295.1
21	7297.0
22	7298.9
23	7206.6
24	7156.3
25	7133.1
26	7180.5
27	7156.7

BLOCK G	
LOT	AREA
1	9228.5
2	6867.0
3	6827.7
4	6788.4
5	6749.2
6	6875.6
7	6852.2
8	9321.2

BLOCK H	
LOT	AREA
1	9187.1
2	9192.3
3	9197.5
4	9202.7
5	9207.8
6	9213.0

PRELIMINARY PLAT NOTES:

1. THIS PRELIMINARY PLAT IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF SAN MARCOS.
2. THIS PROJECT IS LOCATED IN THE PURGATORY CREEK WATERSHED.
3. THIS PRELIMINARY PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
4. THIS PRELIMINARY PLAT IS LOCATED WITHIN THE BOUNDARY OF THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
5. TOPOGRAPHICAL INFORMATION TAKEN FROM AN AERIAL SURVEY.
6. THERE ARE NO IDENTIFIED FLOOD HAZARD AREAS IN THIS PROJECT ACCORDING TO FLOOD INSURANCE RATE MAP NUMBERS 48209C0388F AND 48209C0389F HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005.
7. PUBLIC SIDEWALKS BUILT TO THE CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS.
8. STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OR RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 3.53 ACRES AND A VOLUME OF APPROXIMATELY 8.93 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
9. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORMWATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN MARCOS OR APPLICABLE COUNTY IN THE ETJ.

LINEAR FOOTAGE OF RIGHT-OF-WAY				
MYSTIC CANYON TRAIL	(LOCAL STREET)	54' R.O.W.	2,262'	2,804 AC.
SINK ROCK VALLEY	(LOCAL STREET)	54' R.O.W.	1,957'	2,219 AC.
COQUINA PASS	(LOCAL STREET)	54' R.O.W.	531'	0.658 AC.
BLACKBERRY BEND	(LOCAL STREET)	54' R.O.W.	653'	0.829 AC.
MYSTIC WHISPERS DRIVE	(LOCAL STREET)	54' R.O.W.	1,007'	1,224 AC.
STONEHAVEN	(LOCAL STREET)	54' R.O.W.	504'	0.621 AC.
MEADOW VIEW DRIVE	(LOCAL STREET)	54' R.O.W.	649'	0.295 AC.
TOTALS			7,563'	9,220 AC.

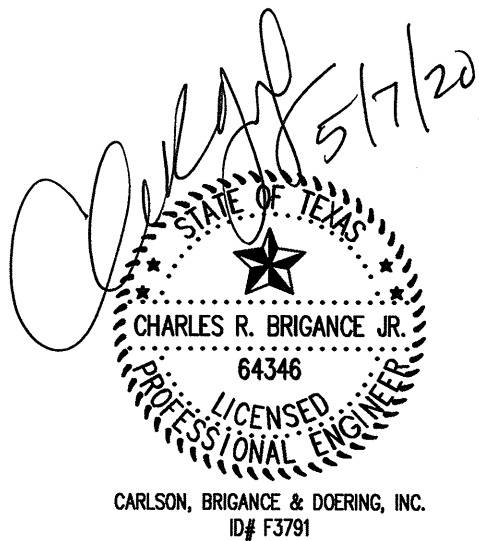
LEGAL DESCRIPTION:  
61.797 ACRE TRACT OF LAND OUT OF THE THOMAS H.W. FORSITH SURVEY, ABSTRACT NUMBER 173, THE ELIJAH CLARK SURVEY, ABSTRACT NUMBER 83, THE ROBERT H WILLIAMS SURVEY, ABSTRACT NUMBER 470, THE BENJAMIN J. WHITE SR. SURVEY, ABSTRACT NUMBER 469, AND THE JOHN WILLIAMS SURVEY, ABSTRACT NUMBER 471, SITUATED IN HAYS COUNTY, TEXAS, BEING COMPRISED OF ALL OF A CALLED 56.6098 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO KALI KATE SERVICES, INC. IN INSTRUMENT NUMBER 20000174, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, ALL OF THAT CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO KALI KATE SERVICES, INC. IN INSTRUMENT NUMBER 20000174, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, A PORTION OF LOT 1, R12 PLAZA SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 264, PLAT RECORDS, HAYS COUNTY, TEXAS, TRACT, AND ALL OF THAT CALLED 0.224 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO KALI KATE SERVICES, INC. IN INSTRUMENT NUMBER 20000174, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAVE AND EXCEPT THAT 0.031 ACRE PORTION (TRACT 3) CONVEYED TO ALL J. INVESTMENTS IN VOLUME 1743, PAGE 223, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

SURVEY: THOMAS H.W. FORSITH SURVEY, ABSTRACT NUMBER 173, THE ELIJAH CLARK SURVEY, ABSTRACT NUMBER 83, THE ROBERT H WILLIAMS SURVEY, ABSTRACT NUMBER 470, THE BENJAMIN J. WHITE SR. SURVEY, ABSTRACT NUMBER 469, AND THE JOHN WILLIAMS SURVEY, ABSTRACT NUMBER 471 F.E.M.A. MAP NO. 48209C0388F AND 48209C0389F HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005

Line Table		
Line #	Length	Direction
L1	98.50	S55°48'32"W
L2	47.71	S19°45'30"W
L3	74.98	S44°42'57"W
L4	74.92	S45°16'00"W
L5	95.26	S44°16'23"W
L6	87.93	S47°06'21"W
L7	89.73	S66°15'30"W
L8	18.00	S60°29'47"W
L9	25.21	S45°19'39"W
L10	78.82	S43°15'02"W
L11	13.97	S46°58'06"W
L12	80.11	S43°56'33"W
L13	75.16	S43°52'46"W
L14	75.03	S43°17'49"W
L15	80.96	S42°32'01"W
L16	57.66	S44°39'05"W
L17	39.25	S47°29'55"W
L18	71.68	S44°15'53"W

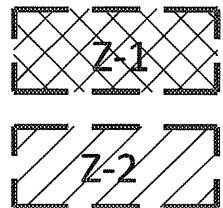
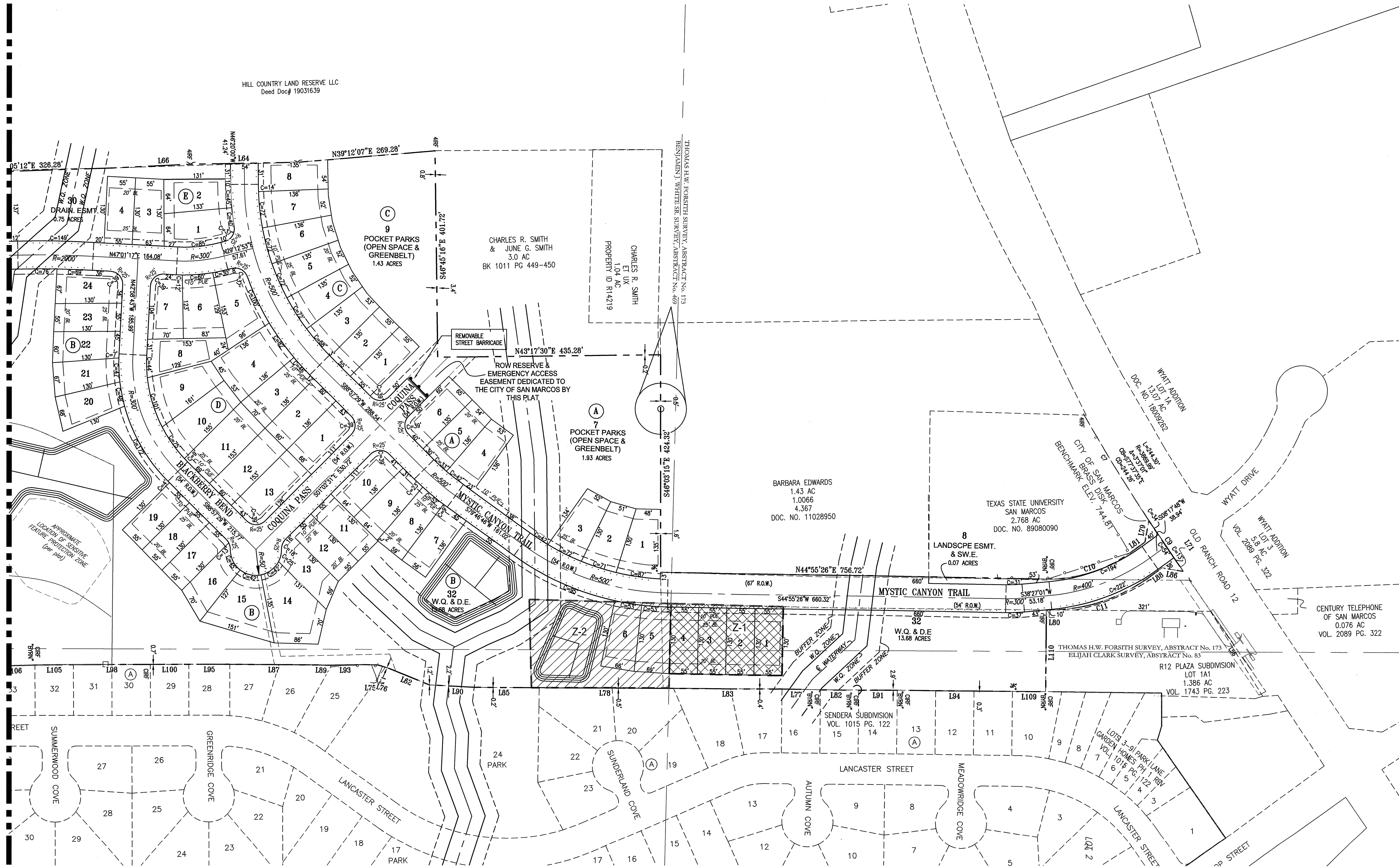
Line Table		
Line #	Length	Direction
L19	36.15	S42°39'30"W
L20	120.33	S34°48'42"W
L21	30.16	N5°57'30"W
L22	49.82	S34°44'17"W
L23	49.67	S55°42'00"W
L24	14.28	N42°45'57"W
L25	108.62	N40°23'55"E
L26	80.16	N43°11'45"E
L27	138.91	N41°09'20"E
L28	151.63	N41°13'32"E
L29	209.81	N42°56'35"E
L30	36.49	N08°21'13"E
L31	42.88	N36°00'29"W
L32	40.63	S81°15'08"E
L33	73.04	S80°16'22"E
L34	190.71	S80°34'43"E
L35	98.43	S08°25'17"W

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	169.93	270.00	N26°24'25"E	167.14	87.89	36°03'37"
C2	100.25	3869.99	S80°10'37"E	100.25	50.13	1°29'03"
C3	244.30	3869.99	S77°37'35"E	244.26	122.19	3°37'01"





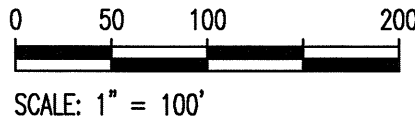
MATCH LINE "A" (SEE SHEET 4 OF 4)



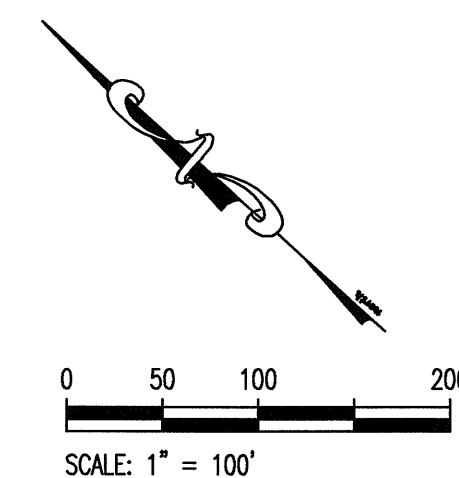
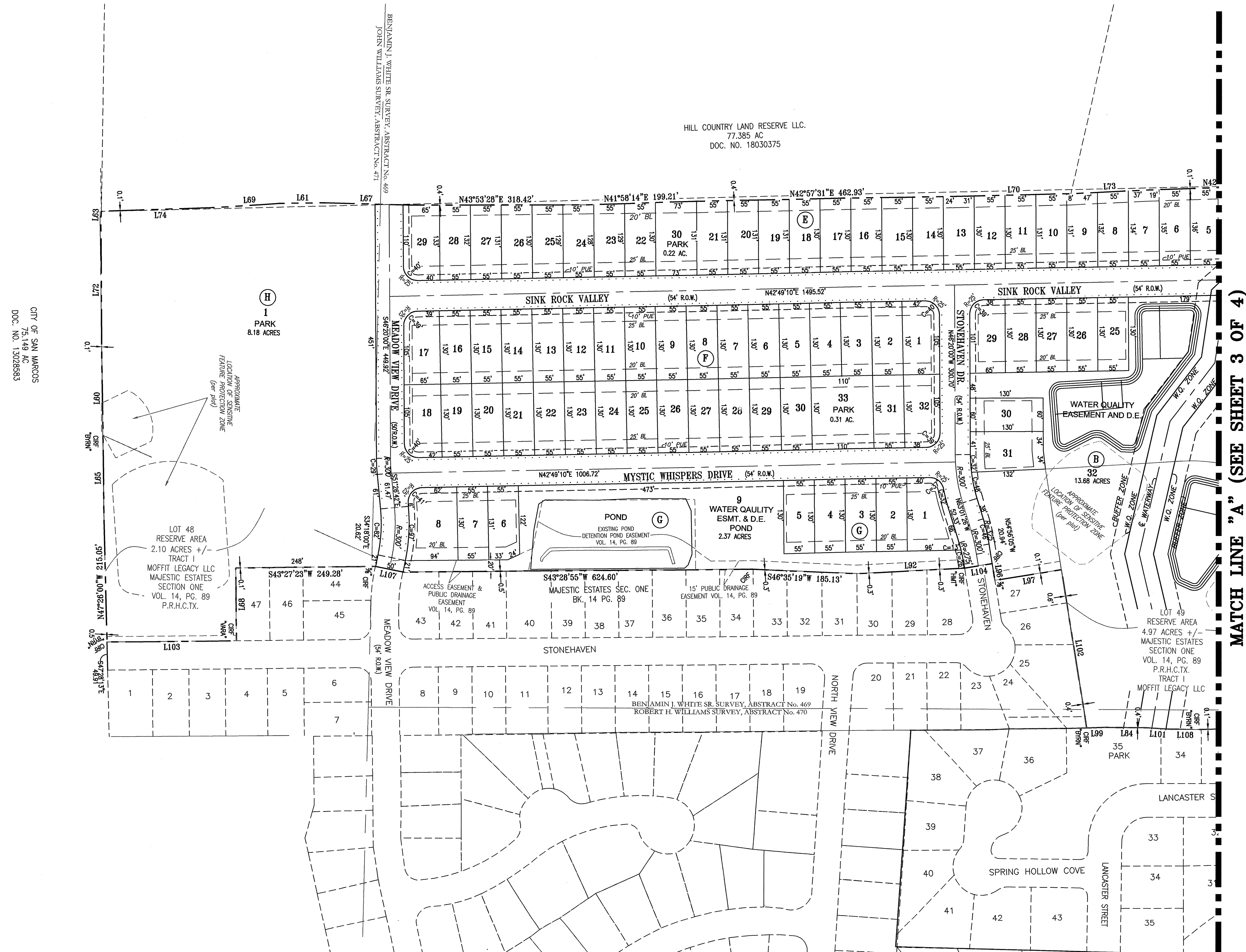
NOTE:  
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ZONING

LEGEND	
17	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING SETBACK
---	SIDEWALK
□	CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
W.L.E.	WATER LINE EASEMENT
W.W.E.	WASTEWATER EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
ELEC.E.	ELECTRIC EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.S.E.	LANDSCAPE & SIGN EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
SW.E.	SIDEWALK EASEMENT



Carlson, Brigrance & Doering, Inc.	
PRELIMINARY PLAN 100 SCALE (1 OF 2)	
DATE NOVEMBER 2019	
DESIGNED BY: CRB	
DRAFTED BY: JSL	
SHEET MYSTIC CANYON PRELIMINARY PLAN	
PROJECT PRELIMINARY PLAN	
JOB NUMBER 5130	
SHEET 3 OF 4	



LEGEND	
17	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING SETBACK
...	SIDEWALK
□	CONCRETE MONUMENT SET
●	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
W.L.E.	WATER LINE EASEMENT
W.W.E.	WASTEWATER EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
ELEC.E.	ELECTRIC EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.S.E.	LANDSCAPE & SIGN EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT

