

FINAL SUBDIVISION PLAT:  
HYMEADOW SECTION TWO, PHASE ONE  
HAYS COUNTY, TEXAS

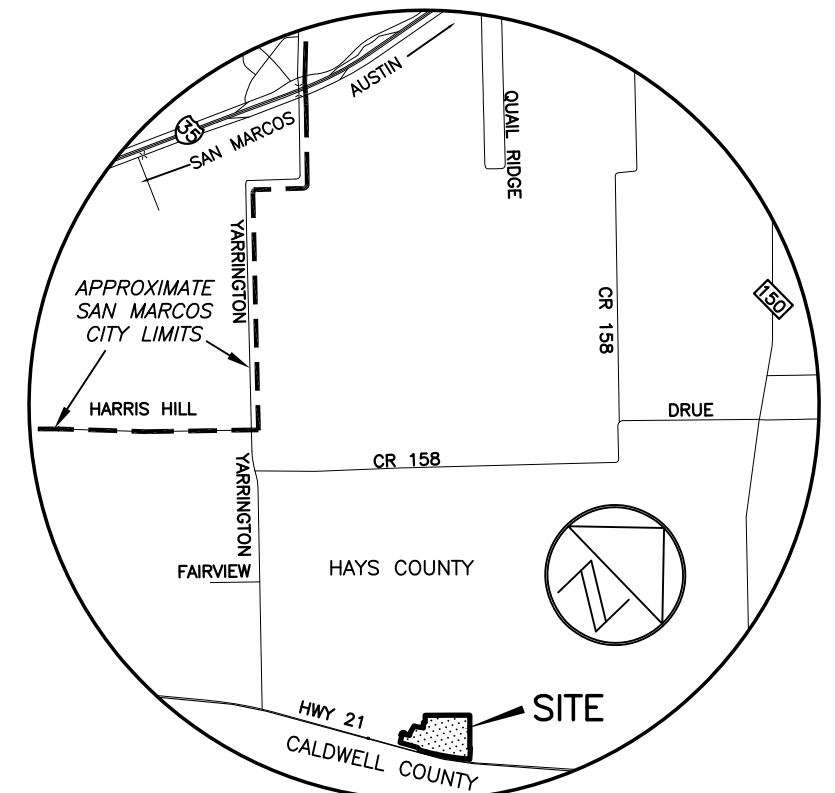
CLAYTON PROPERTIES GROUP, INC.  
A TENNESSEE CORPORATION  
d/b/a BROHN HOMES  
(19005818)

GRID COORDINATES:  
N = 13885166.87  
E = 2336087.80

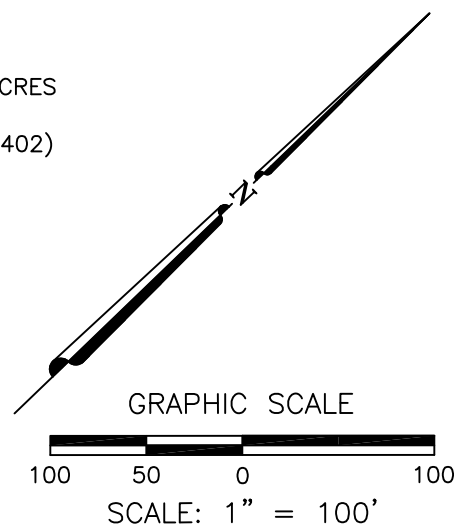
SURVEY ABSTRACT:  
WILLIAM HEMPHILL SURVEY, ABS. 221  
SUBMITTAL DATE: 06/10/2019  
TOTAL AREA OF THIS PLAT: 27.638 AC.  
TOTAL NUMBER OF LOTS: 152  
RESIDENTIAL: 149  
OPEN SPACE: 3

LINEAR FEET OF NEW STREETS  
TEMPEST TRAIL 1032  
BRIGHT FLORA LANE 532  
DELTA CREST 1645  
HAYWOOD MANOR 242  
HIDDEN BRANCH COVE 124  
WHITE DUNES DRIVE 546  
HEATHER GLEN WAY 474  
ALTERRA WAY 972  
LIVING REEF DRIVE 639

LOT SIZE CHART	
SIZE(AC)	#
≥10	1
≥5 <10	1
≥2 <5	1
≥1 <2	1
<1	151



K MARCOS, LLC  
PORTION OF 331.552 ACRES  
(18042121)  
AS DESCRIBED IN (51/402)



THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P941".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:  
N 13885328.23  
E 2332261.23

TEXAS STATE PLANE COORDINATES:  
N 13883523.37  
E 2331958.07

ELEVATION = 672.80'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999870017  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0  
THETA ANGLE: 0°33'44"

GRID COORDINATES:  
N = 13885231.39  
E = 2337509.44

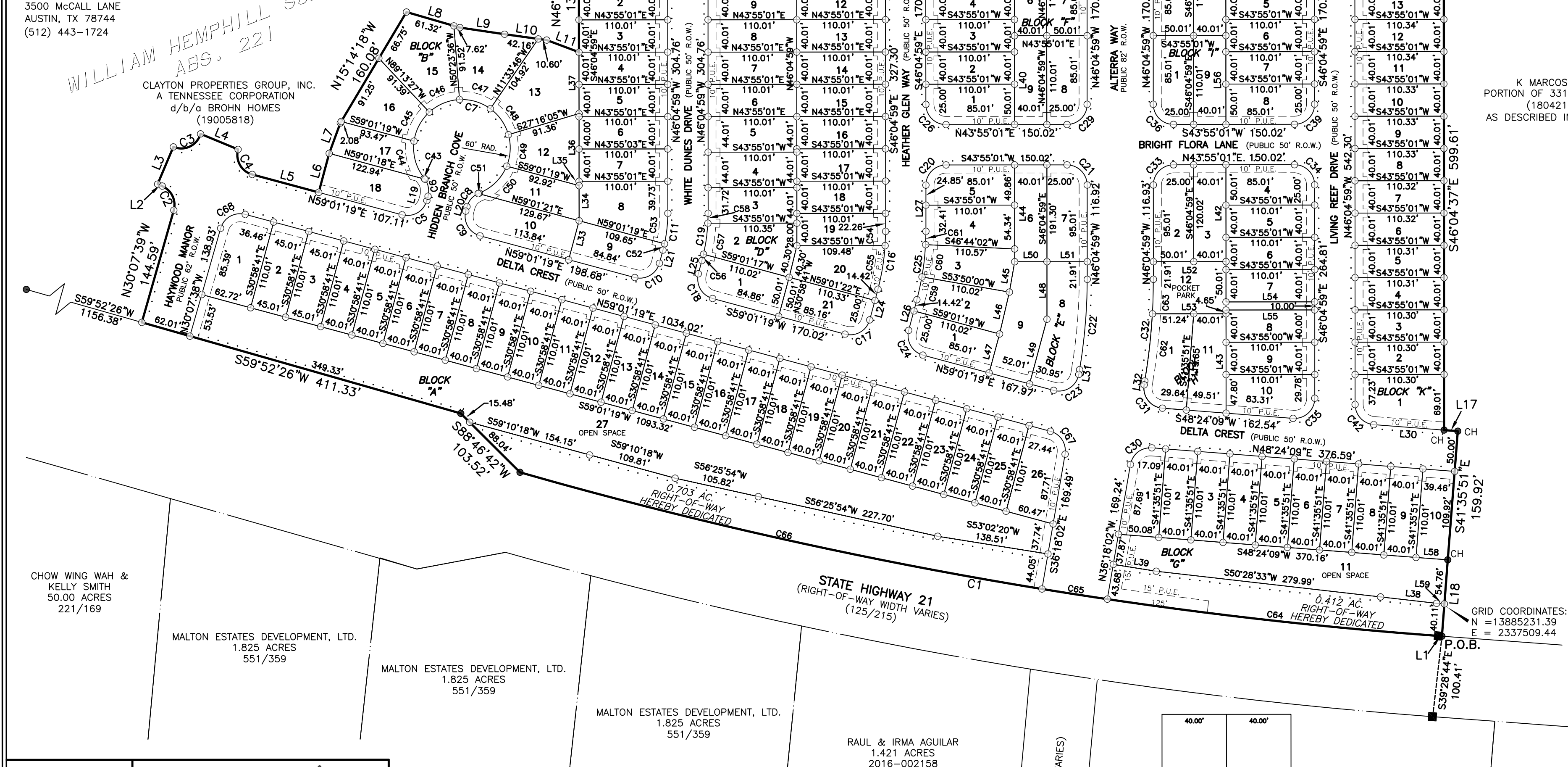
- LEGEND
- 1/2" REBAR WITH CAP FOUND AS NOTED
  - 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - CONCRETE HIGHWAY MONUMENT FOUND
  - D.E. DRAINAGE EASEMENT
  - W.L.E. WATER/WASTEWATER LINE EASEMENT
  - SIDWALK LOCATION
  - RECORD INFORMATION

OWNER AND DEVELOPER:  
CLAYTON PROPERTIES GROUP, INC.  
d/b/a BROHN HOMES  
6720 VAUGHT RANCH RD. SUITE 200  
AUSTIN, TX 78730  
(512) 320-8833

ENGINEER:  
BINKLEY & BARFIELD, INC.  
2401 DOUBLE CREEK DRIVE, SUITE 200  
ROUND ROCK, TEXAS 78664  
(512) 292-0006

SURVEYOR:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 McCall Lane  
AUSTIN, TX 78744  
(512) 443-1724

CLAYTON PROPERTIES GROUP, INC.  
A TENNESSEE CORPORATION  
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(19005818)



CHOW WING WAH &  
KELLY SMITH  
50.00 ACRES  
221/169

MALTON ESTATES DEVELOPMENT, LTD.  
1.825 ACRES  
551/359

MALTON ESTATES DEVELOPMENT, LTD.  
1.825 ACRES  
551/359

MALTON ESTATES DEVELOPMENT, LTD.  
1.825 ACRES  
551/359

RAUL & IRMA AGUILAR  
1.421 ACRES  
2016-002158

F.M. 1966  
(RIGHT-OF-WAY WIDTH VARIES)

LEONARD GERMER  
47.20 ACRES  
2015-003632

COUNTY LINE WATER SUPPLY  
1.00 ACRES  
179/246

NANCY MYERS  
83.79 ACRES  
2018-003228

PROJECT NO.:  
1434-001  
DRAWING NO.:  
1434-001-PL S2P1.dwg  
PLOT DATE:  
7/20/2020  
PLOT SCALE:  
1" = 100'  
DRAWN BY:  
PMC/MLT/BDN/RGH  
SHEET  
1 OF 3

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

SINGLE FAMILY LOTS – AREA SUMMARY

BLOCK A:

Lot	Acres	Sq. Ft.
1	0.15	6681
2	0.11	4951
3	0.11	4951
4	0.10	4401
5	0.10	4401
6	0.10	4401
7	0.10	4401
8	0.10	4401
9	0.10	4401
10	0.10	4401
11	0.10	4401
12	0.10	4401
13	0.10	4401
14	0.10	4401
15	0.10	4401
16	0.10	4401
17	0.10	4401
18	0.10	4401
19	0.10	4401
20	0.10	4401
21	0.10	4401
22	0.10	4401
23	0.10	4401
24	0.10	4401
25	0.10	4401
26	0.14	5981

BLOCK B:

Lot	Acres	Sq. Ft.
1	0.12	6418
2	0.10	4401
3	0.10	4401
4	0.10	4401
5	0.10	4401
6	0.10	4401
7	0.10	4401
8	0.16	6954
9	0.12	5359
10	0.16	6756
11	0.10	4504
12	0.13	5602
13	0.20	8515
14	0.15	6553
15	0.18	8006
16	0.13	5768
17	0.10	4381
18	0.15	6418

BLOCK C:

Lot	Acres	Sq. Ft.
1	0.13	5617
2	0.11	4601
3	0.11	4601
4	0.11	4601
5	0.11	4601
6	0.11	4601
7	0.11	4601
8	0.11	4601
9	0.11	4601
10	0.12	5176
11	0.12	5176
12	0.12	5176
13	0.12	5176
14	0.11	4601

BLOCK D:

Lot	Acres	Sq. Ft.
1	0.12	5360
2	0.14	5939
3	0.11	4843
4	0.11	4841
5	0.11	4841
6	0.10	4401
7	0.10	4401
8	0.10	4401
9	0.10	4401
10	0.12	5367
11	0.12	5367
12	0.10	4401
13	0.10	4401
14	0.10	4401
15	0.10	4401
16	0.10	4401
17	0.10	4401
18	0.10	4401
19	0.10	4398
20	0.14	6021
21	0.12	5375

BLOCK E:

Lot	Acres	Sq. Ft.
1	0.12	5367
2	0.12	5293
3	0.12	5217
4	0.13	5682
5	0.12	5351
6	0.11	4801
7	0.14	5867
8	0.19	8164
9	0.17	7285

BLOCK F:

Lot	Acres	Sq. Ft.
1	0.12	5367
2	0.10	4401
3	0.10	4401
4	0.10	4401
5	0.12	5367
6	0.10	4401
7	0.12	5367
8	0.12	5367
9	0.10	4401

BLOCK G:

Lot	Acres	Sq. Ft.
1	0.11	4841
2	0.10	4401
3	0.10	4401
4	0.10	4401
5	0.10	4401
6	0.10	4401
7	0.10	4401
8	0.10	4401
9	0.10	4401
10	0.10	4341

BLOCK H:

Lot	Acres	Sq. Ft.
1	0.14	6047
2	0.14	5868
3	0.10	4801
4	0.12	5367
5	0.10	4401
6	0.10	4401
7	0.10	4401
8	0.10	4401
9	0.10	4401
10	0.13	5572
11	0.13	5426
12	0.16	6938

BLOCK 'I':

Lot	Acres	Sq. Ft.
1	0.12	5367
2	0.12	5367
3	0.10	4401
4	0.12	5367
5	0.10	4401
6	0.10	4401
7	0.10	4401
8	0.12	5367
9	0.10	4401

BLOCK J:

Lot	Acres	Sq. Ft.
1	0.14	5861
2	0.12	5061
3	0.12	5061
4	0.12	5061
5	0.12	5061
6	0.12	5061
7	0.12	5061
8	0.12	4999

BLOCK K:

Lot	Acres	Sq. Ft.
1	0.161	7022
2	0.101	4412
3	0.101	4413
4	0.101	4413
5	0.101	4413
6	0.101	4413
7	0.101	4413
8	0.101	4414
9	0.101	4414
10	0.101	4414
11	0.101	4414
12	0.101	4415
13	0.101	4414
14	0.124	5384

OPEN SPACE LOTS – AREA SUMMARY

Block A:	Lot	Acres	Sq. Ft.
	27	1.47	63985

BLOCK G:

Lot	Acres	Sq. Ft.
11	0.45	19532

POCKET PARK – AREA SUMMARY

Block H:	Lot	Acres	Sq. Ft.
	12	0.16	6838

FINAL SUBDIVISION PLAT:  
HYMEADOW SECTION TWO, PHASE ONE  
HAYS COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	5679.60'	11°41'22"	1158.76'	S54°02'49"W	1156.75'
C2	25.00'	83°00'50"	36.22'	N71°37'29"W	33.14'
C3	25.00'	97°01'01"	42.33'	N18°22'22"E	37.45'
C4	25.00'	90°51'26"	39.65'	S75°33'09"E	35.62'
C5	25.00'	90°00'00"	39.28'	N14°01'19"W	35.36'
C6	25.00'	53°58'05"	23.55'	N57°57'43"W	22.69'
C7	60.00'	287°55'31"	301.51'	N59°01'19"E	70.60'
C8	25.00'	53°58'05"	23.55'	S03°59'38"E	22.69'
C9	25.00'	90°01'56"	39.28'	S75°58'09"E	35.37'
C10	25.00'	90°01'47"	39.28'	N14°00'53"E	35.36'
C11	175.00'	15°06'26"	46.14'	N38°31'50"W	46.01'
C12	25.00'	90°00'00"	39.28'	S88°55'01"W	35.36'
C13	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C14	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C15	25.00'	90°00'00"	39.28'	N88°55'01"E	35.36'
C16	275.00'	15°06'26"	72.51'	S38°31'47"E	72.30'
C17	25.00'	90°00'00"	39.28'	S14°01'19"W	35.36'
C18	25.00'	90°00'00"	39.28'	N75°58'41"W	35.36'
C19	225.00'	15°06'26"	59.33'	N38°31'50"W	59.15'
C20	25.00'	90°00'00"	39.28'	S01°04'59"W	35.36'
C21	25.00'	90°01'03"	39.28'	S88°54'56"W	35.36'
C22	675.00'	9°33'05"	112.52'	N41°11'31"W	112.39'
C23	25.00'	94°52'57"	41.40'	N11°38'59"E	36.83'
C24	25.00'	90°01'20"	39.28'	S75°58'54"E	35.36'
C25	325.00'	15°06'25"	85.69'	S38°31'50"E	85.44'
C26	25.00'	90°00'00"	39.28'	N88°55'01"E	35.36'
C27	25.00'	90°00'00"	39.28'	S01°04'59"E	35.36'
C28	25.00'	90°00'00"	39.28'	S88°55'01"W	35.36'
C29	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C30	25.00'	84°42'11"	36.96'	N06°03'04"E	33.69'
C31	25.00'	94°45'23"	41.35'	N84°11'47"W	36.79'
C32	741.00'	9°47'02"	126.53'	N41°11'41"W	126.38'
C33	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C34	25.00'	90°00'00"	39.28'	N88°55'01"E	35.36'
C35	25.00'	94°29'08"	41.23'	S01°09'35"W	36.72'
C36	25.00'	90°00'00"	39.28'	S88°55'01"W	35.36'
C37	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C38	25.00'	90°00'00"	39.28'	N88°55'01"E	35.36'
C39	25.00'	90°00'00"	39.28'	S01°04'59"E	35.36'
C40	25.00'	90°00'00"	39.28'	N88°55'01"E	35.36'
C41	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C42	25.00'	85°32'22"	37.32'	N88°49'51"W	33.95'
C43	25.00'	3°15'54"	1.42'	N83°18'49"W	1.42'

NOTES:

- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
- TYPICAL LOT SIZE 40'X110'
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS IN THE HEMPHILL CREEK WATERSHED, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725. SUBCHAPTER 3.02. REFER TO THE FLOODPLAIN STUDY AND DETENTION ANALYSIS REPORTS BY BINKLEY & BARFIELD, INC. DATED DECEMBER 2019 FOR HYMEADOW PRE AND POST DEVELOPMENT FLOWS.
- 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 CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705. SUBCHAPTER 8.03.
- THE LOTS IN THIS SUBDIVISION WILL BE SERVICED BY A GRAVITY WASTEWATER LINES WHICH FLOW INTO A LIFT STATION. THEN THE WASTEWATER WILL FLOW THROUGH A FORCE MAIN TO THE WASTEWATER TREATMENT PLANT ON THE SOUTH SIDE OF HEMPHILL CREEK.
- THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY ESD #5 AND HAYS CISD.
- A 10 FOOT-WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY.
- PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: ALTERRA WAY, BRIGHT FLORA LANE, LIVING REEF DRIVE, TEMPEST TRAIL, HEATHER GLEN WAY, WHITE DUNES DRIVE, HIDDEN BRANCH COVE, DELTA CREST, HAYWOOD MANOR, AND STATE HIGHWAY 21. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE 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. SIDEWALKS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48209C0415F, DATED SEPTEMBER 02, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS. NO SINGLE FAMILY LOTS ARE PROPOSED IN THE 100 YEAR STUDIED FLOODPLAIN.
- THIS PROPERTY IS NOT LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE OR THE SAN MARCOS RIVER CORRIDOR.
- UTILITY INFORMATION:  
WATER: MAXWELL W.S.C.  
SEWER: AQUA TEXAS, INC.  
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE
- THIS PROJECT IS LOCATED WITHIN THE CURRENT CITY OF SAN MARCOS ETJ.
- LOT 27, BLOCK A AND LOT 11, BLOCK G ARE OPEN SPACE LOTS TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION. THESE LOTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL RESIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO 25 FOOT FRONT BUILDING SETBACK LINES.
- THIS PLAT (AND LOTS THEREIN) ARE SUBJECT TO A PHASING AGREEMENT FOR HYMEADOW SUBDIVISION BETWEEN HAYS COUNTY, TEXAS, KYLE THREE PARTNERS, L.P., AND K MARCOS, LLC, APPROVED APRIL 24, 2018 BY HAYS COUNTY AND ANY AMENDMENTS THEREAFTER.
- DRAINAGE FACILITIES FOR WATER QUALITY PURPOSES AND OPEN SPACE DRAINAGE WAYS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PARKLAND DEVELOPMENT FEE ADDRESSED IN PICP PERMIT #2019-28396.
- LOT 12, BLOCK H IS A POCKET TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- CORNER LOTS LOCATED ALONG ALTERRA WAY SHALL NOT TAKE ACCESS FROM ALTERRA WAY. DRIVEWAY FOR THESE LOTS SHALL BE LOCATED ALONG THE PROPERTY LINE AWAY FROM ALTERRA WAY.

PROJECT NO.:  
1434-001

DRAWING NO.:  
1434-001-PL S2P1.dwg

PLOT DATE:  
7/30/2020

PLOT SCALE:  
1" = 100'

DRAWN BY:  
PMC/MLT/BDN/RGH

SHEET  
2 OF 3



Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500



FINAL SUBDIVISION PLAT:  
HYMEADOW SECTION TWO, PHASE ONE  
HAYS COUNTY, TEXAS

OWNER’S ACKNOWLEDGEMENT AND DEDICATION STATEMENT:

THAT CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION, DOING BUSINESS IN TEXAS AS BROHN HOMES, ACTING BY AND THROUGH ADAM BOENIG, VICE PRESIDENT, AS OWNER OF 90.264 ACRES SITUATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, IN HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 27.638 ACRES AS DESCRIBED IN THE ACCOMPANYING METES AND BOUNDS DESCRIPTION, AND HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL SUBDIVISION PLAT:

HYMEADOW SECTION TWO, PHASE ONE,

AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE RIGHTS OF WAY, PUBLIC USE AREAS AND OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED; THAT NO BUILDINGS, FENCES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SAID EASEMENTS, EXCEPT AS MAY BE PERMITTED BY THE SAID CITY; THAT SAID EASEMENTS MAY BE FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING THE PROPERTY, UNLESS AN EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, WITH ALL USES BEING SUBORDINATE TO THAT OF THE CITY OF SAN MARCOS’S; THAT THE SAID CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS LOCATED WITHIN SAID EASEMENTS; AND THAT THE SAID CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS TO AND EGRESS FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE; AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION  
BROHN HOMES, ITS SUBSIDIARY

\_\_\_\_\_, VICE PRESIDENT  
CLAYTON PROPERTIES GROUP, INC.  
ADAM BOENIG, VICE PRESIDENT  
6720 VAUGHT RANCH RD.  
AUSTIN, TX 78730

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 27.638 ACRES IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 90.264 ACRE TRACT OF LAND CONVEYED IN THE SPECIAL WARRANTY DEED FROM K MARCOS, LLC, TO CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DOING BUSINESS AS BROHN PROPERTIES GROUP, INC., OF RECORD IN DOCUMENT NO. 19005818, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (OPRHCT), AS SEVERED FROM THAT CERTAIN 331.552 ACRE TRACT CONVEYED TO K MARCOS, LLC, A TEXAS LIMITED LIABILITY COMPANY, IN A WARRANTY DEED WITH VENDOR’S LIEN, DATED NOVEMBER 30, 2018, AND RECORDED IN INSTRUMENT NO. 18042121, OPRHCT; SAID 27.638 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap found on the northwesterly right\_of\_way line of State Highway 21 (right\_of\_way width varies), being the southeast line of said 331.552 acre tract, and being the southeast corner of said 90.264 acre tract and herein; and from point, a 1/2” rebar found at the most southerly corner of an 811.38 acre tract described in Volume 2909, Page 684 (OPRHCT), same being the most easterly corner of said 331.552 acre tract bears North 48° 12’ 17” East, 1123.85 feet;

THENCE with the northwesterly right-of-way line of said State Highway 21 and the southeasterly line of said 331.552 acre tract, said 90.264 acre tract, and herein, the following four (4) courses:

- 1)South 48°11’35” West, a distance of 4.36 feet to a broken Texas Department of Transportation (TxDOT) Type I Concrete Highway Monument found for the easterly terminus of the curving north right-of-way line of said State Highway 21, at engineer’s centerline station PT 290+59.4, 50 feet left;
- 2)With the arc of a curve to the right, having a radius of 5679.60 feet, a delta angle of 11°41’23”, an arc length of 1158.76 feet, and a chord which bears South 54°02’49” West, 1156.75 feet to a 1/2” rebar found for point of tangency at engineer’s centerline station PC 278+91.1, 50 feet left;
- 3)South 88°46’42” West, 103.52 feet to a 1/2” rebar found at engineer’s centerline station PT 278+00, 100 feet left;
- 4)South 59°52’27” West, 411.33 feet to a 1/2” rebar with \”CHAPARRAL BOUNDARY” cap set for the most southerly corner herein; and from which point, a 1/2” rebar with CHAPARRAL BOUNDARY” cap found for the south corner of said 90.264 acre tract bears South 59°52’26” West, 1136.58 feet;

THENCE leaving the northwest right\_of\_way line and crossing said 331.552 acre tract and said 90.264 acre tract, the following nineteen (19) courses and distances:

- 1)North 30°07’39” West, 144.59 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set for a point of curvature,
- 2)With the arc of a curve to the left, having a radius of 25.00 feet, a delta angle of 83° 00’ 50”, an arc length of 36.22 feet, and a chord which bears North 71°37’29” West, 33.14 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set point of tangency,
- 3)South 66°52’22” West, 6.23 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set
- 4)North 23°07’41” West, 50.01 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set for point of curvature,
- 5)With the arc of a curve to the left, having a radius of 25.00 feet, a delta angle of 97° 01’ 01”, an arc length of 42.33 feet, and a chord which bears North 18° 22’ 22” East, 37.45 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set,
- 6)North 66°27’07” East, 50.34 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set for a point of curvature,
- 7)With the arc of a curve to the left, having a radius of 25.00 feet, a delta angle of 90° 51’ 26”, an arc length of 39.65 feet, and a chord which bears South 75° 33’ 09” East, 35.62 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set for point of tangency,
- 8)North 59°01’17” East, 85.38 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set,
- 9)North 30°58’44” West, 50.01 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set,
- 10)North 25°55’43” West, 40.16 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set,
- 11)North 15°14’18” West, 160.08 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set,
- 12)North 60°11’48” East, 68.94 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set,
- 13)North 52°24’00” East, 56.10 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set,
- 14)North 51°51’20” East, 52.76 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set,
- 15)North 64°28’29” East, 42.72 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set,
- 16)North 46°04’59” West, 130.02 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set,
- 17)North 43°55’01” East, 40.01 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set, and
- 18)North 46°04’57” West, 165.02 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set, and
- 19)North 43° 55’ 01” East, 1032.64 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap set on the northeast line of said 90.264 acre tract; and from which point, 1/2” rebar with ”CHAPARRAL BOUNDARY” cap found for an angle point of same bears North 47° 03’ 02” West, 55.30 feet;

THENCE continuing across said 331.552 acre tract with the northeast line of said 90.264 acre tract, the following eight (8) courses and distances:

- 1)South 47°02’09” East, 4.68 feet to a 1/2” rebar with ”CHAPARRAL BOUNDARY” cap found,
- 2)South 46°04’38” East, a distance of 110.31 feet to 1/2” rebar with ”CHAPARRAL BOUNDARY” cap found,
- 3)North 43°42’53” East, a distance of 0.51 feet to 1/2” rebar with ”CHAPARRAL BOUNDARY” cap found,
- 4)South 46°22’40” East, a distance of 49.55 feet to 1/2” rebar with ”CHAPARRAL BOUNDARY” cap found,
- 5)South 46°04’37” East, a distance of 599.61 feet to 1/2” rebar with ”CHAPARRAL BOUNDARY” cap found,
- 6)North 48°24’09” East, a distance of 17.03 feet to 1/2” rebar with ”CHAPARRAL BOUNDARY” cap found,
- 7)South 41°35’51” East, a distance of 159.92 feet to 1/2” rebar with ”CHAPARRAL BOUNDARY” cap found, and
- 8)South 41°40’43” East, a distance of 94.87 feet to the POINT OF BEGINNING, containing 27.638 acres of land, more or less.

HAYS COUNTY  
CERTIFICATE OF APPROVAL:

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 WATER/ WASTEWATER NOTE:

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 GROUND WATER AVAILABILITY. RAIN WATER 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

CAITLYN STRICKLAND, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

SURVEYOR’S CERTIFICATION:

I, BRYAN D. NEWSOME, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.  
**Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document. (Per “The Board of Professional Land Surveying” Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)**

BRYAN D. NEWSOME, R.P.L.S. NO. 5657  
REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 McCALL LANE  
AUSTIN, TX 78744  
(512) 443-1724  
TBPLS FIRM NO. 10124500

ENGINEER’S CERTIFICATION:

I, TAYLOR HUGHES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
**THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES UNDER THE AUTHORITY OF TAYLOR HUGHES, P.E. #132787, DATE 05/21/2019. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION, OR PERMITTING PURPOSES, PER T.E.P.A. 137.33(E)**

\_\_\_\_\_  
TAYLOR HUGHES, P.E. #132787  
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS  
BINKLEY & BARFIELD, INC.  
2401 DOUBLE CREEK DRIVE, SUITE 200  
ROUND ROCK, TEXAS 78664  
(512) 292-0006  
TBPE FIRM REGISTRATION NO. F-257

CITY OF SAN MARCOS:  
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

\_\_\_\_\_  
C.I.P. ENGINEERING  
DATE

\_\_\_\_\_  
DIRECTOR PLANNING AND DEVELOPMENT SERVICES  
DATE

\_\_\_\_\_  
RECORDING SECRETARY  
DATE

\_\_\_\_\_  
CHAIRMAN  
PLANNING AND ZONING COMMISSION  
DATE

STATE OF TEXAS:  
COUNTY OF HAYS:

I, ELAINE H. 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 \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_ O’CLOCK \_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_A.D., 20\_\_\_\_.

\_\_\_\_\_  
ELAINE H. CARDENAS  
COUNTY CLERK

PROJECT NO.:  
1434-001  
  
DRAWING NO.:  
1434-001-PL S2P1.dwg  
  
PLOT DATE:  
7/30/2020  
  
PLOT SCALE:  
1” = 100’  
  
DRAWN BY:  
PMC/MLT/BDN/RGH  
  
SHEET  
3 OF 3

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500