LA CIMA FIRE STATION FINAL PLAT

STATE OF TEXAS \$ COUNTY OF HAYS \$

I, BRYAN W. LEE, MANAGER OF LAZY OAKS RANCH, L.P., BEING THE OWNER OF 0.891 OF ONE ACRE OF LAND OUT OF THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 649.592 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LAZY OAKS RANCH, L.P. OF RECORD IN VOLUME 4877, PAGE 632, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND ALSO MANAGER OF LA CIMA COMMERCIAL, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 1.493 ACRES OF LAND IN THE JOHN WILLIAMS SURVEY ABSTRACT NO. 490, HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 26.175 ACRE TRACT OF LAND DESCRIBED IN THE DEED OF RECORD IN INSTRUMENT NO. 17042976, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND LCSM PH.1-1, LLC, A TEXAS LIMITED LIABILITY COMPANY BY AND THROUGH, BRYAN W. LEE, MANAGER, LCSM PH.1-1, LLC, BEING THE OWNER OF 0.330 ACRES OF LAND IN THE JOHN WILLIAMS SURVEY ABSTRACT NO. 490, HAYS COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 67.926 ACRE TRACT DESCRIBED IN THE DEED OF RECORD IN INSTRUMENT NO. 17017221, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND THE CITY OF SAN MARCOS, TEXAS, A HOME RULE MUNICIPAL, BEING THE OWNER OF ALL OF THAT CERTAIN CALLED 3.505 ACRE TRACT OF LAND DESCRIBED IN THE DEED OF RECORD IN INSTRUMENT NO. 17001899, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND ALSO BEING THE OWNER OF THAT CERTAIN CALLED 0.8051 OF ONE ACRE OF LAND DESCRIBED IN THE THE DEED OF RECORD IN INSTRUMENT NO. 19006244, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE THE SAID 0.891 OF ONE ACRE, 0.330 OF ONE ACRE, 1.493 ACRES, 3.505 ACRES AND THE 0.8051 OF ONE ACRE, TOTALING 7.024 ACRES OF LAND AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

LA CIMA FIRE STATION

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, BRYAN W. LEE, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS THE ______ DAY OF ______, 2020 A.D.

RRYAN W LEE MANACER

BRYAN W. LEE, MANAGER 303 COLORADO STREET, SUITE 2300 AUSTIN, TX 78701

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BRYAN W. LEE, MANAGER, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF_____, 2020,

BY: _______NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HAYS

I, BERT LUMBRERAS, CITY MANAGER, REPRESENTING THE CITY OF SAN MARCOS, THE OWNER OF LOT 1 SHOWN IN THIS PLAT, AS CONVEYED BY WARRANTY DEED FROM THE LOWER COLORADO RIVER AUTHORITY TO THE CITY OF SAN MARCOS, TEXAS RECORDED IN VOLUME 1080, PAGE 874 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THIS PROPERTY, AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT

WITNESS MY HAND THIS THE _____ DAY OF ____, 2020.

BERT LUMBRERAS, CITY MANAGER CITY OF SAN MARCOS 630 E. HOPKINS ST. SAN MARCOS, TEXAS 78666

STATE OF TEXAS

COUNTY OF HAYS

§

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _______, REPRESENTATIVE OF THE CITY OF SAN MARCOS, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF_____, 2020,

BY: ______ NOTARY PUBLIC

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.

STATE OF TEXAS \$ COUNTY OF HAYS \$

I, TERRY L. ROWE, 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 THE DIRECTION AND SUPERVISION OF RUDOLF J PATA, A REGISTERED PROFESSIONAL LAND SURVEYOR, RPLS NO. 5388, OR JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR, RPLS NO. 5749, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

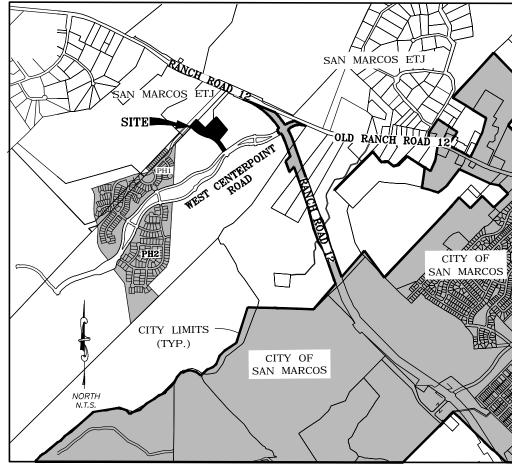
06-16-20

07-07-20

DATE

GΤ

JWS



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, ELAINE H. CARDENAS, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY

OFFICE ON THE _____ DAY OF _____, 2020, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2020, A.D.

FILED FOR RECORD AT ______ O'CLOCK __.M. THIS THE _____ DAY OF ______,

HAYS COUNTY, TEXAS

BY: ______ELAINE H. CARDENAS
COUNTY CLERK

CITY OF SAN MARCOS APPROVAL CERTIFICATE

2020, A.D.

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 20____, B THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

CIP & ENGINEERING

DATE

DIRECTOR OF PLANNING & DATE

DEVELOPMENT SERVICES

RECORDING SECRETARY

DATE

CHAIRMAN, PLANNING & ZONING COMMISSION

FLOOD NOTE:
THE SUBJECT TRACT IS SHOWN TO BE IN ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO.
48209C0388F, REVISED SEPTEMBER 2, 2005, HAYS COUNTY, TEXAS.

DATE

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

AQUIFER NOTE:

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

NOTES:

1. THIS PROJECT IS IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.

2. ROAD SECTIONS ARE COVERED BY THE DEVELOPMENT AGREEMENT WITH CITY OF SAN MARCOS AND WILL BE MAINTAINED BY THE CITY OF SAN MARCOS PER THE DEVELOPMENT AGREEMENT.

3. SIDEWALKS SHALL BE MAINTAINED BY ADJACENT PROPERTY OWNER.

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

CAITLYN STRICKLAND DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

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

 FILE: P:\005956 - Lazy Oaks Ranch\005956-01-002 (SUR) - Freeman Tract\Survey\Working\ Final Plat\005956_La Cima Fire Station_Final Plat.dwg

 DATE: 11-07-19 DRAWN BY: KM
 CREW: CAF, MK

 SCALE: 1"=100'
 CHECKED BY: JB
 FB #:

 JOB #: 005956
 DRAWING #: FINAL PLAT
 PLAN #: 1173

 1 10' PUE EXTENDED THROUGH LOT 2
 JWS
 05-26-20

 2 ADD BENCHMARKS AND VERTICAL DATUM METADATA
 GT
 06-15-20

Bowman C o N S U L T I N

Bowman Consulting Group, Ltd.

1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, TX 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
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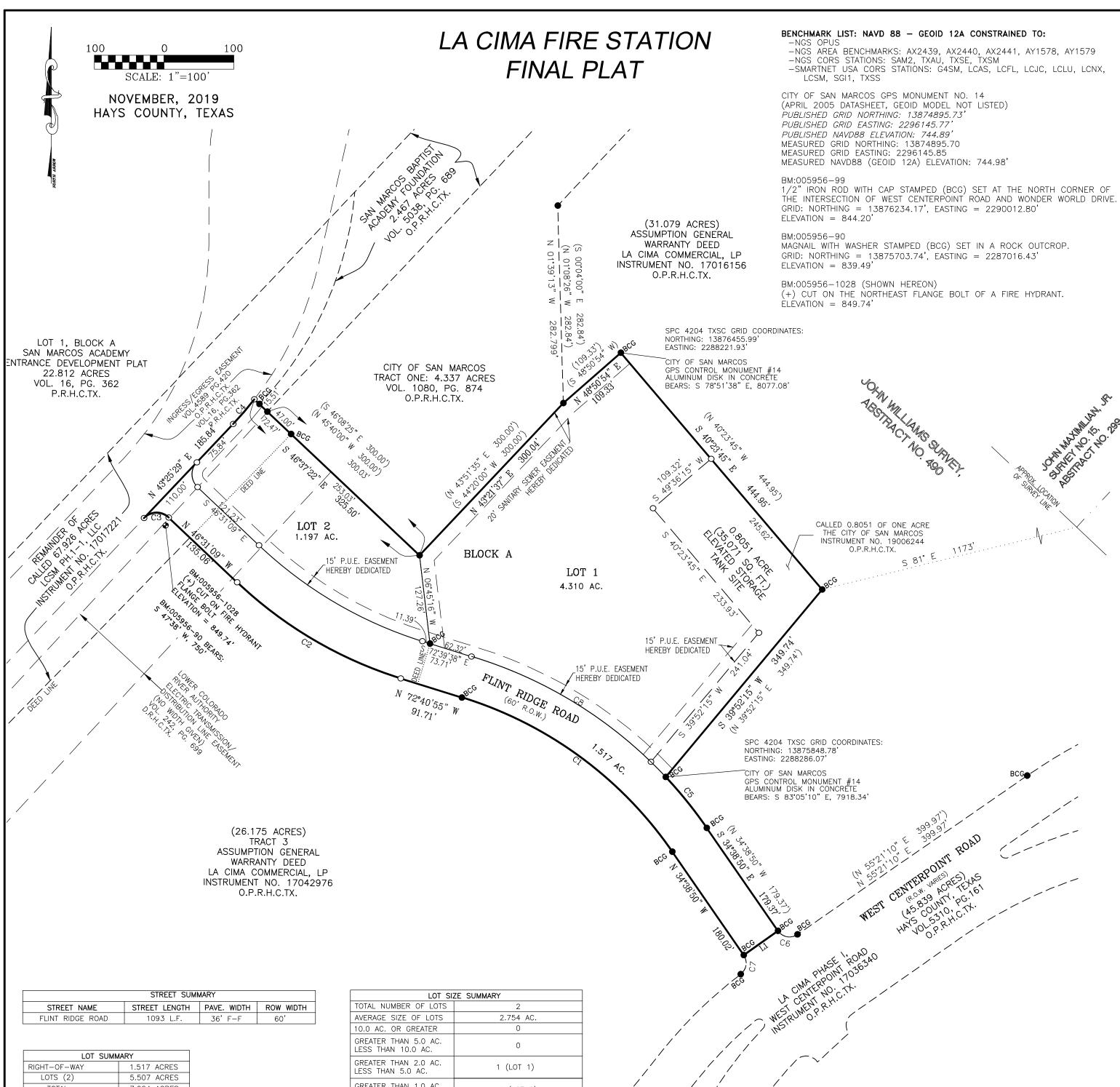
TBPE Firm No. F—14309 | TBPLS Firm No. 101206—00

<u>FINAL PLAT</u> LA CIMA FIRE STATION HAYS COUNTY, TEXAS

SHEET 1 OF 2

3 FLINT RIDGE ROAD PUE CHANGE FROM 10' TO 15'

4 REVISED LOT SUMMARY TABLE-OWNER PREAMBLE



LOT SUMMARY				
1.517 ACRES				
5.507 ACRES				
7.024 ACRES				

AREA TABLES EMS:

- 1. TOTAL ACREAGE: 7.024 ACRES.
- 2. THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 1.517 ACRES.
- 3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 1093 LINEAR FEET.

TOTAL NUMBER OF LOTS: 2 COMMERCIAL: 1 CIVIC SINGLE FAMILY: 0 OPEN SPACE: 0 PRIVATE STREET: 0

NOTES:

- 1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID, CONSTRAINED TO:
- -NGS OPUS -NGS CORS STATIONS: SAM2, TXAU, TXSE, TXSM -SMARTNET USA CORS STATIONS: G4SM, LCAS, LCFL, LCJC, LCLU, LCNX, LCSM, SGI1, TXSS
- -TxDOT CONTROL: A1064271, N1064271, N1067207
- 2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
- 3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999875.
- 4. SIDEWALKS ARE REQUIRED AT TIME OF SITE DEVELOPMENT.

LOT SIZE SUMMARY			
TOTAL NUMBER OF LOTS	2		
AVERAGE SIZE OF LOTS	2.754 AC.		
10.0 AC. OR GREATER	0		
GREATER THAN 5.0 AC. LESS THAN 10.0 AC.	0		
GREATER THAN 2.0 AC. LESS THAN 5.0 AC.	1 (LOT 1)		
GREATER THAN 1.0 AC. LESS THAN 2.0 AC.	1 (LOT 2)		
LESS THAN 1.0 AC.	0		

LEGEND

- 1/2" IRON ROD FOUND
- ALUMINUM DISK IN CONCRETE, CITY OF SAN MARCOS GPS CONTROL POINT #14
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET RECORD INFORMATION
- PLAT RECORDS OF HAYS P.R.H.C.TX. COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF HAYS O.P.R.H.C.TX. COUNTY, TEXAS

WATER/WASTE WATER: CITY OF SAN 630 EAST HOPKINS STREET SAN MARCOS, TEXAS 78666 ELECTRIC: PEDERNALES ELECTRIC

201 SOUTH AVENUE F JOHNSON CITY, TEXAS 78636

7	LINE TABLE					
	LINE #	BEARING	DISTANCE			
	L1	S 54°43'33" W	60.00'			
	(L1)	(N 54°43'33" E)	(60.00')			

CURVE TABLE								
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE				
C1	570.00'	380.73'	N 53°46'56" W	373.69'				
C2	600.00'	273.97'	N 59°36'02" W	271.60'				
СЗ	25.00'	39.29'	S 88°26'50" W	35.37'				
C4	492.00'	46.55'	N 40°42'51" E	46.53'				
C5	630.00'	93.77'	S 38°54'41" E	93.69'				
C6	20.00'	31.42'	S 79°38'50" E	28.28'				
C7	20.00'	30.52'	N 09°04'12" E	27.64				
C8	630.00'	330.84	N 58°13'11" W	327.05'				
C9	600.00'	273.97'	S 59°36'02" E	271.60'				
C10	25.00'	39.24	S 01°32′31″ E	35.33'				
C11	630.00'	424.62'	S 53°57'20" E	416.62				

	FILI	LE: P:\005956 — Lazy Oaks Ranch\005956—01—002 (SUR) — Freeman Tract\Survey\Working\ Final Plat\La Cima Fire Station_Final Plat.dwg						
ı	DA'	TE: 11-07-19	DRAWN BY: KM	CREW: CA	AF, MK			
	SCALE: 1"=100' JOB #: 005956		CHECKED BY: JB	FB #:				
			DRAWING #: FINAL PLAT	PLAN #: 11	73			
	1	10' PUE EXTENDE	D THROUGH LOT 2	JWS	05-26-20			
	2	ADD BENCHMARKS /	GT	06-15-20				
	3	FLINT RIDGE ROAD	GT	06-16-20				
	4	REVISED LOT SUMM	JWS	07-07-20				
	NO.		BY	DATE				

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FINAL PLAT LA CIMA FIRE STATION HAYS COUNTY, TEXAS