

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, LP, 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

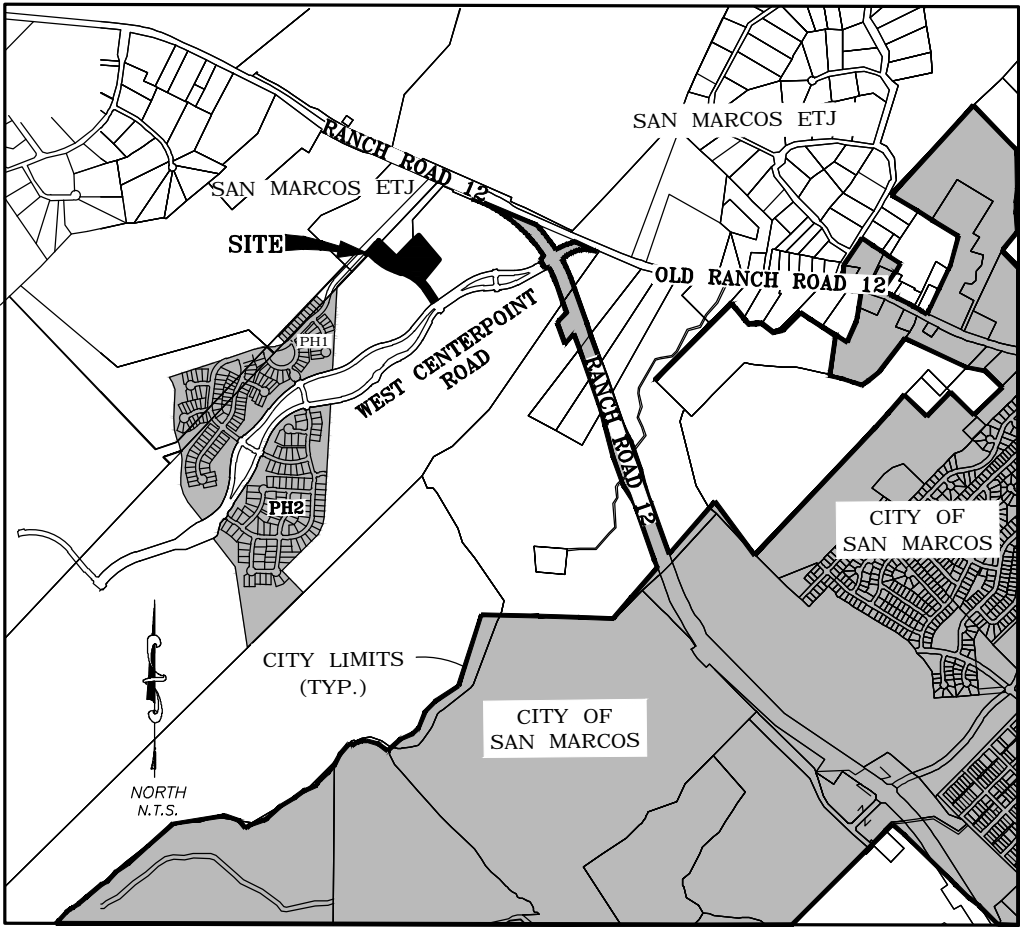
LA CIMA FIRE STATION

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.

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



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 _____, 2020, A.D.

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

BY: _____
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

CITY OF SAN MARCOS
APPROVAL CERTIFICATE

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 20_____, BY THE PLANNING AND 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

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.

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:**
- THIS PROJECT IS IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.
 - 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.
 - 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

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.

BY: _____
NICHOLAS G. KEHL
REGISTERED PROFESSIONAL ENGINEER
NO. 104450 - STATE OF TEXAS
TBPE FIRM NO. F-14309
BOWMAN CONSULTING GROUP, LTD.
1120 S. CAPITAL OF TEXAS HWY,
BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
512-327-1180

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.

BY: _____
TERRY L. ROWE.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5493 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
1120 S. CAPITAL OF TEXAS HWY,
BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
512-327-1180

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
3	FLINT RIDGE ROAD PUE CHANGE FROM 10' TO 15'	GT 06-16-20
4	REVISED LOT SUMMARY TABLE-OWNER PREAMBLE	JWS 07-07-20
NO.	REVISION	BY DATE

Bowman
CONSULTING

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
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

FINAL PLAT
LA CIMA FIRE STATION
HAYS COUNTY, TEXAS

