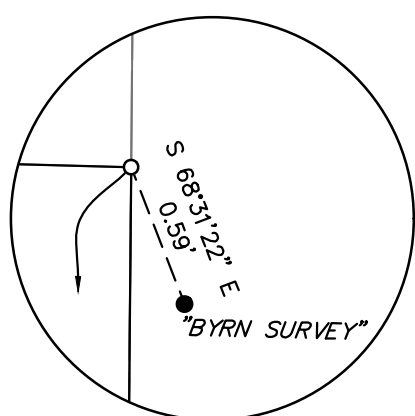
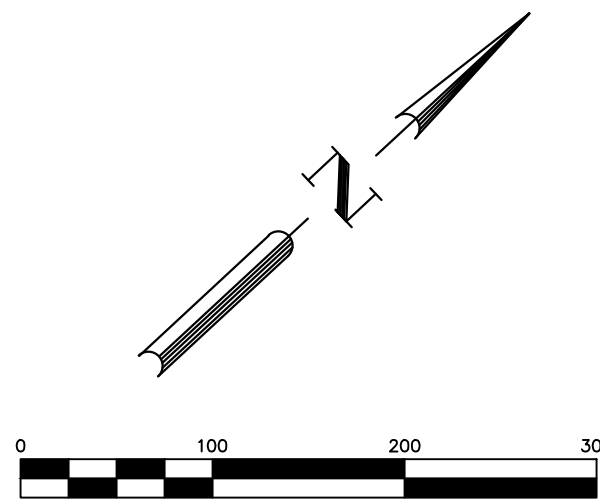
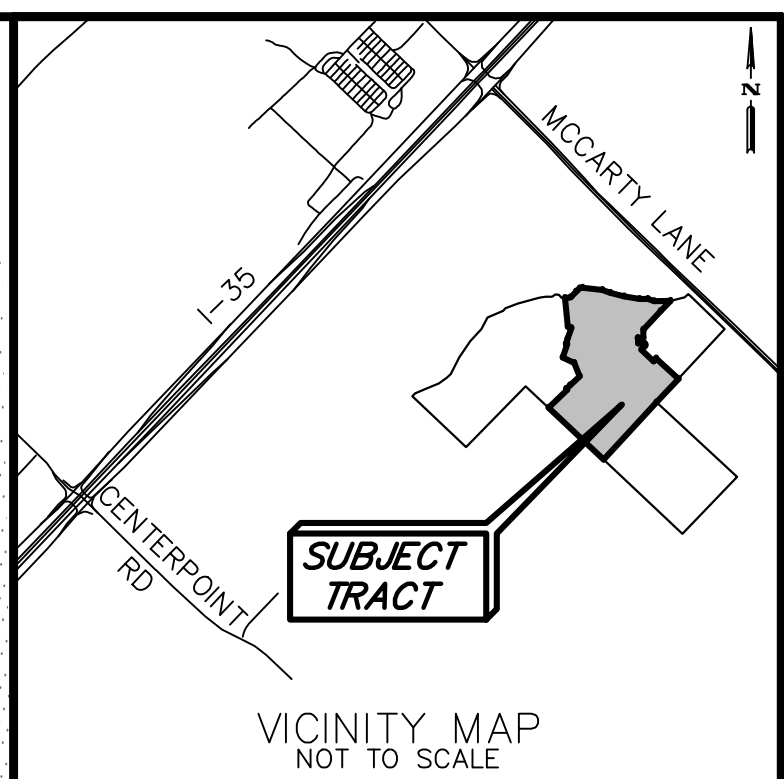


G:\TXC\Projects\DRHorton\7347-00_Millbrook\03 - Phase 2\06_Survey\04_Finals\Drawings\Plot\7347-00_Millbrook_Ph_2_PLAT.dwg, 11/24/2020 11:16 AM, barger, 1:0



DETAIL "A"
N.T.S.



SUBJECT TRACT

VICINITY MAP
NOT TO SCALE

C.O.S.M.
GPS PT. 09
GRID COORDINATES:
N 13,851,094.35
E 2,291,476.19
ELEV. 649.73'
NAVD88

C.O.S.M.
GPS PT. 17
GRID COORDINATES:
N 13,850,303.88
E 2,289,665.49
ELEV. 667.82'
NAVD88

WALTON TEXAS, LP
CALLED 495.23 ACRES
VOL. 3822, PG. 246
O.P.R.H.C.

100' ELEC ESMT
PART NO. 09918797
VOL. 249, PG. 301,
D.R.H.C.

ELECTRIC UTILITY ESMT
INSTRUMENT NO. 09918797
O.P.R.H.C.

3.69 AC
PUBLIC WATER LINE ESMT
INSTRUMENT NO. 17031411
O.P.R.H.C.

N. HUBBARD SURVEY,
ABSTRACT NO. 230

C. WICKSON SURVEY,
ABSTRACT NO. 474

PROPOSED
MILLBROOK PHASE 3
FORESTAR (USA) REAL ESTATE
GROUP INC.
CALLED 73.320 ACRES
(TRACT 2)
DOC. NO. 19016688 O.P.R.H.C.

SLF II - McCARTY, L.P.
REMAINDER OF CALLED
259.52 ACRES
DOC. NO. 70020317
VOL. 3206, PG. 515
O.P.R.H.C.

McCARTY COMMONS
COMMERCIAL - PHASE
2, LOT 1
DOC. NO. 19021971
O.P.R.H.C.

CITY OF SAN MARCOS, TEXAS
CALLED 57.6 ACRE PARKS,
OPEN SPACE & RECREATION ESMT.
DOC. NO. 17031406 O.P.R.H.C.

SLF II - McCARTY, L.P.
REMAINDER OF CALLED
259.52 ACRES
DOC. NO. 70020317
VOL. 3206, PG. 515
O.P.R.H.C.

BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, SOUTH
CENTRAL ZONE 4204, NAD83. COMBINED SCALE
FACTOR = 0.99987018

FINAL PLAT

MILLBROOK PARK
PHASE 2

A SUBDIVISION OF 32.109 ACRES OF
LAND LOCATED IN THE
CYRUS WICKSON SURVEY, ABSTRACT NO. 474 AND
THE NATHANIEL HUBBARD SURVEY, ABSTRACT NO. 230
HAYS COUNTY, TEXAS

- B.L. BUILDING LINE SET-BACK
D.E. DRAINAGE EASEMENT
DOC. DOCUMENT
D.R.H.C. DEED RECORDS OF HAYS COUNTY
H.C.P.R. HAYS COUNTY PLAT RECORDS
M.P.R.H.C. MAP & PLAT RECORDS, HAYS COUNTY
M.U.E. MUNICIPAL UTILITY EASEMENT
NO. NUMBER
O.P.R.H.C. OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY
O.S. OPEN SPACE
PG. PAGE
P.R.H.C. PLAT RECORDS OF HAYS COUNTY
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
() RECORD CALL VOL. 3822, PG. 246
O.P.R.H.C.
● FOUND 1/2" IRON ROD
○ W/ "CHAPARRAL BOUNDARY" CAP
△ SET 1/2" IRON ROD W/ "BGE, INC." CAP
..... CALCULATED POINT
..... PROPOSED SIDEWALK
FEMA 100-YEAR FLOODPLAIN
BREAK LINE SYMBOL
CITY OF SAN MARCOS CONTROL MONUMENT

LEGEND

LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	127	15.655 AC.
RIGHT-OF-WAY	-	5.356 AC.
OPEN SPACE	4	2.885 AC.
DRAINAGE LOT	1	0.169 AC.
DETENTION POND	1	8.044 AC.
TOTAL	134	32.109 AC.

STREET NAMES

STREET	R.O.W. WIDTH	CENTERLINE LENGTH
MILLBROOK BLVD.	54 FT.	757 FT.
SCARBOROUGH WAY	54 FT.	754 FT.
WINDSOR BLVD.	60 FT.	1,416 FT.
NEW HAMPTON WAY	54 FT.	822 FT.
FAIRFAX AVENUE	54 FT.	861 FT.
WILSHIRE ROAD	54 FT.	785 FT.
TOTAL LINEAR FEET		5,395 FT.

MATCHLINE SHEET 1 OF 4
MATCHLINE SHEET 2 OF 4

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC.
ADDRESS: 10700 PECAN PARK BLVD., SUITE 150
AUSTIN, TEXAS 78750
PHONE: FAX:

ACREAGE: 32.109 ACRES
SURVEY: CYRUS WICKSON SURVEY, ABSTRACT NO. 474
NATHANIEL HUBBARD SURVEY, ABSTRACT NO. 230

NUMBER AND ACREAGE
BY LOT TYPE: RESIDENTIAL: 127 LOTS/15.655 ACRES
OPEN SPACE: 4 LOTS/2.885 ACRES
DRAINAGE LOT: 1 LOT/0.169 ACRE
RIGHT-OF-WAY: 5.356 ACRES

PLAT PREPARED: 06/11/2020

SURVEYOR: BGE, INC. (DION P. ALBERTSON, RPLS)

PHONE: (210) 581-3619 FAX:

ENGINEER: BGE, INC. (AARON NEUMANN, PE)

PHONE: (210) 581-3843 FAX:



BGE, Inc.

7330 San Pedro, Suite 202
San Antonio, Texas 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

WALTON TEXAS, LP
CALLED 495.23 ACRES
VOL. 3822, PG. 246 O.P.R.H.C.

100' ELEC ESMT
PART NO. 1
VOL. 249, PG. 301,
D.R.H.C.

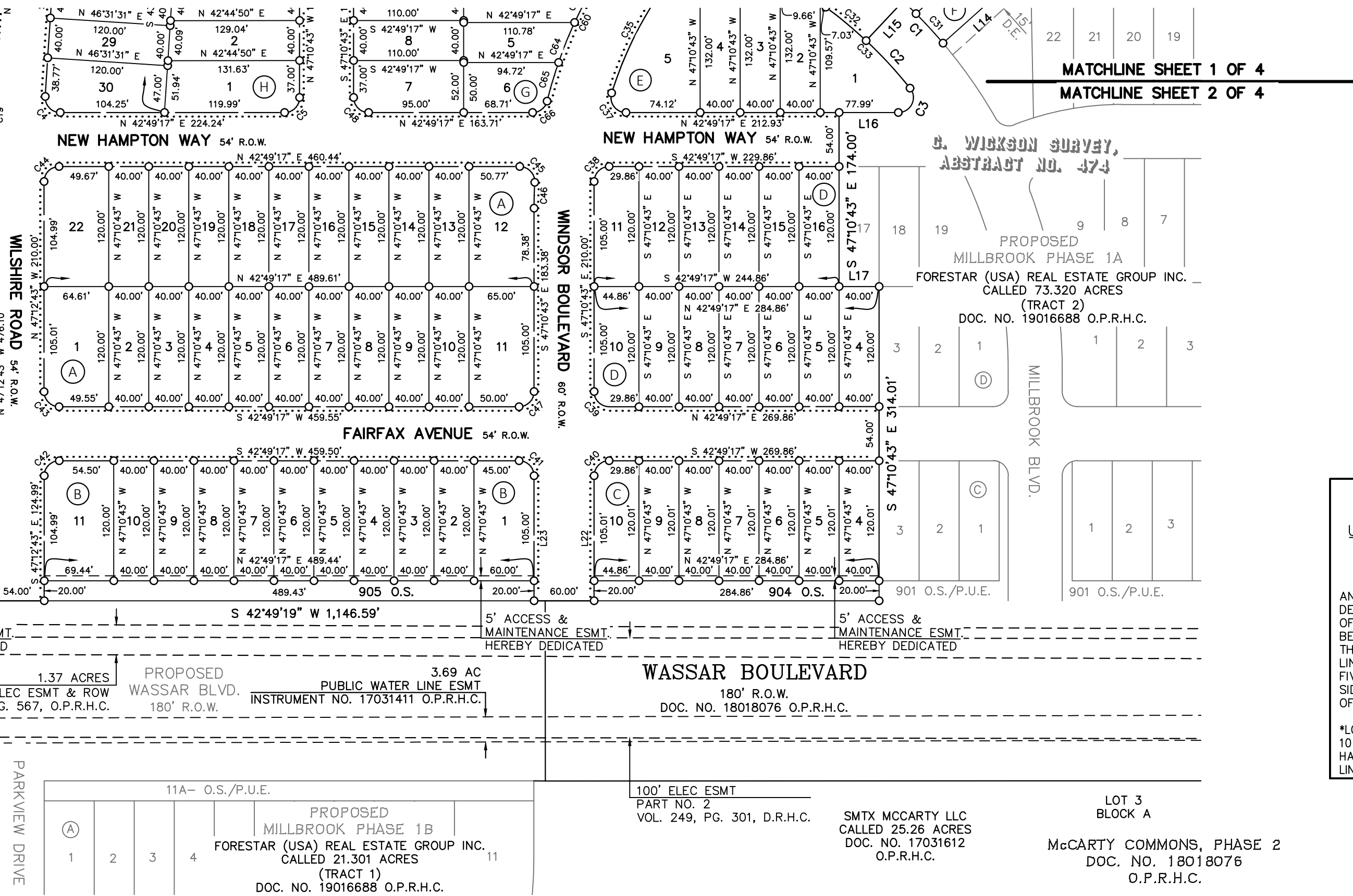
GRID
N=13,850,312.13
E=2,295,594.97

ELECTRIC UTILITY ESMT
INSTRUMENT NO. 09918797
O.P.R.H.C.

FINAL PLAT

MILLBROOK PARK PHASE 2

A SUBDIVISION OF 32.109 ACRES OF
LAND LOCATED IN THE
CYRUS WICKSON SURVEY, ABSTRACT NO. 474 AND
THE NATHANIEL HUBBARD SURVEY, ABSTRACT NO. 230
HAYS COUNTY, TEXAS



MATCHLINE SHEET 1 OF 4
MATCHLINE SHEET 2 OF 4

G. WICKSON SURVEY,
ABSTRACT NO. 474

PROPOSED
MILLBROOK PHASE 1A
FORESTAR (USA) REAL ESTATE GROUP INC.
CALLED 73.320 ACRES
(TRACT 2)
DOC. NO. 19016688 O.P.R.H.C.

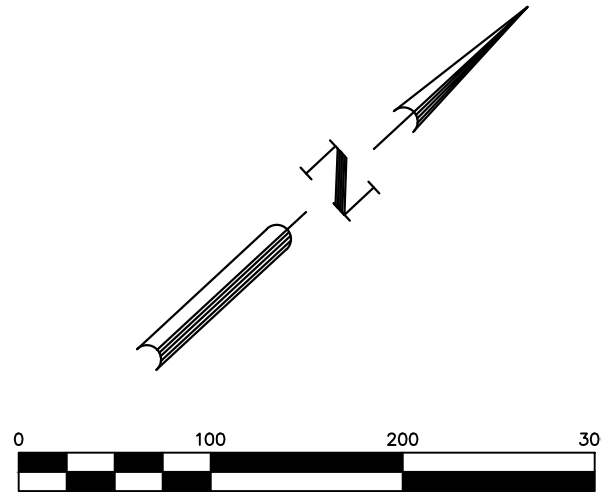
WASSAR BOULEVARD
180' R.O.W.
DOC. NO. 18018076 O.P.R.H.C.

LOT 3
BLOCK A
McCARTY COMMONS, PHASE 2
DOC. NO. 18018076
O.P.R.H.C.

SMTX MCCARTY LLC
CALLED 25.26 ACRES
DOC. NO. 17031612
O.P.R.H.C.

LEGEND

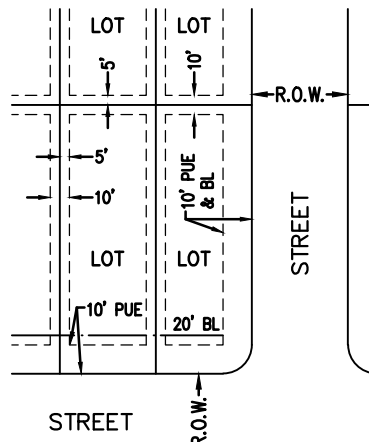
- B.L. BUILDING LINE SET-BACK
- D.E. DRAINAGE EASEMENT
- DOC. DOCUMENT
- D.R.H.C. DEED RECORDS OF HAYS COUNTY
- H.C.P.R. HAYS COUNTY PLAT RECORDS
- M.P.R.H.C. MAP & PLAT RECORDS, HAYS COUNTY
- M.U.E. MUNICIPAL UTILITY EASEMENT
- NO. NUMBER
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
- O.S. OPEN SPACE
- PG. PAGE
- P.R.H.C. PLAT RECORDS OF HAYS COUNTY
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- () RECORD CALL VOL. 3822, PG. 246 O.P.R.H.C.
- FOUND 1/2" IRON ROD
- W/ "CHAPARRAL BOUNDARY" CAP
- △ SET 1/2" IRON ROD W/ "BGE, INC." CAP
- CALCULATED POINT
- PROPOSED SIDEWALK
- FEMA 100-YEAR FLOODPLAIN
- BREAK LINE SYMBOL
- CITY OF SAN MARCOS CONTROL MONUMENT



TYPICAL PUBLIC UTILITY EASEMENTS N.T.S.

AN EASEMENT IS HEREBY
DEDICATED FOR THE USE
OF PUBLIC UTILITIES,
BEING 10 FEET ALONG
THE ROAD FRONTAGE LOT
LINE OF EACH LOT AND
FIVE FEET ALONG THE
SIDE AND BACK LOT LINES
OF EACH LOT.

*LOT 10, BLOCK C AND LOTS
10 & 11, BLOCK D SHALL
HAVE A 9.5 FOOT SIDE LOT
LINE SETBACK.



BGE, Inc.
7330 San Pedro, Suite 202
San Antonio, Texas 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

G:\TXC\Projects\DR Horton\7347-00_Millbrook\03 - Phase 2\06_Survey\04_Finals\Drawings\Plot\7347-00_Millbrook_Ph_2_PLAT.dwg, 11/24/2020 11:17 AM, barger, 1:0

FINAL PLAT
MILLBROOK PARK
PHASE 2

A SUBDIVISION OF 32.109 ACRES OF
LAND LOCATED IN THE
CYRUS WICKSON SURVEY, ABSTRACT NO. 474 AND
THE NATHANIEL HUBBARD SURVEY, ABSTRACT NO. 230
HAYS COUNTY, TEXAS

LOT TYPE LEGEND

R--RESIDENTIAL
O.S.--OPEN SPACE
D.L.--DRAINAGE LOT
D.P.--DETENTION POND

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	A	7,701	R
2	A	4,800	R
3	A	4,800	R
4	A	4,800	R
5	A	4,800	R
6	A	4,800	R
7	A	4,800	R
8	A	4,800	R
9	A	4,800	R
10	A	4,800	R
11	A	7,752	R
12	A	7,770	R
13	A	4,800	R
14	A	4,800	R
15	A	4,800	R
16	A	4,800	R
17	A	4,800	R
18	A	4,800	R
19	A	4,800	R
20	A	4,800	R
21	A	4,800	R
22	A	7,709	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	B	7,152	R
2	B	4,800	R
3	B	4,800	R
4	B	4,800	R
5	B	4,800	R
6	B	4,800	R
7	B	4,800	R
8	B	4,800	R
9	B	4,800	R
10	B	4,800	R
11	B	8,289	R
905	B	9,790	O.S.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
4	C	4,800	R
5	C	4,800	R
6	C	4,800	R
7	C	4,800	R
8	C	4,800	R
9	C	4,800	R
10	C	5,335	R
904	C	5,697	O.S.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
4	D	4,800	R
5	D	4,800	R
6	D	4,800	R
7	D	4,800	R
8	D	4,800	R
9	D	4,800	R
10	D	5,334	R
11	D	5,334	R
12	D	4,800	R
13	D	4,800	R
14	D	4,800	R
15	D	4,800	R
16	D	4,800	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	E	6,379	R
2	E	4,940	R
3	E	5,280	R
4	E	5,280	R
5	E	8,880	R
903	E	3,463	O.S.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	F	4,991	R
2	F	6,499	R
3	F	4,819	R
4	F	4,803	R
5	F	4,803	R
6	F	4,803	R
7	F	4,803	R
8	F	4,803	R
9	F	5,038	R
10	F	5,430	R
11	F	5,430	R
12	F	5,430	R
13	F	5,430	R
14	F	5,429	R
15	F	5,313	R
16	F	4,808	R
17	F	4,816	R
901	F	350,404	D.P.
902	F	7,340	D.L.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	G	6,259	R
2	G	5,110	R
3	G	6,845	R
4	G	7,019	R
5	G	4,095	R
6	G	4,330	R
7	G	5,672	R
8	G	4,400	R
9	G	4,400	R
10	G	3,710	R
11	G	5,836	R
12	G	7,742	R
13	G	4,851	R
14	G	6,127	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	H	6,872	R
2	H	5,214	R
3	H	5,110	R
4	H	5,524	R
5	H	5,022	R
6	H	8,450	R
7	H	5,143	R
8	H	6,037	R
9	H	6,791	R
10	H	4,481	R
11	H	6,575	R
12	H	10,336	R
13	H	8,560	R
24	H	4,862	R
25	H	4,800	R
26	H	4,800	R
27	H	4,800	R
28	H	4,800	R
29	H	4,800	R
30	H	6,051	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	I	8,853	R
2	I	5,120	R
3	I	5,120	R
4	I	5,120	R
5	I	5,120	R
6	I	5,120	R
7	I	5,120	R
8	I	5,120	R
9	I	5,120	R
10	I	5,120	R
11	I	5,648	R
12	I	5,101	R
13	I	5,108	R
14	I	5,116	R
15	I	5,025	R
16	I	4,806	R
17	I	4,586	R
18	I	4,413	R
906	I	106,697	O.S.



BGE, Inc.
7330 San Pedro, Suite 202
San Antonio, Texas 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 43°28'29" W	14.48'
L2	N 64°35'32" W	132.81'
L3	N 19°20'19" E	142.98'
L4	N 70°39'41" W	16.69'
L5	N 70°21'45" W	40.00'
L6	N 81°55'53" E	59.71'
L7	N 43°49'32" E	80.81'
L8	N 47°36'18" E	49.40'
L9	N 75°52'10" E	30.04'
L10	S 70°11'46" E	88.56'
L11	S 89°08'08" E	86.40'
L12	S 72°50'18" E	69.00'
L13	S 44°56'32" W	149.62'
L14	S 00°57'25" W	87.91'
L15	S 04°01'04" E	54.00'
L16	S 42°49'17" W	59.18'
L17	N 42°49'17" E	40.00'
L18	N 04°17'58" E	40.88'
L19	N 70°39'41" W	87.04'
L20	S 70°39'41" E	87.08'
L21	S 10°42'02" E	55.49'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L22	S 47°10'43" E	125.01'
L23	N 47°10'43" W	125.01'
L24	S 04°17'58" W	40.88'
L25	S 79°17'58" W	72.20'
L26	N 10°42'02" W	55.49'
L27	S 43°28'29" E	26.05'
L28	S 15°07'23" E	17.25'
L29	S 19°05'21" E	31.25'
L30	S 38°36'25" E	40.45'
L33	S 72°14'41" E	40.01'
L34	S 77°04'03" E	40.04'
L35	S 81°55'27" E	40.04'
L36	S 86°44'56" E	40.04'
L37	N 88°22'32" E	40.04'
L38	N 83°33'06" E	40.04'
L39	N 79°38'50" E	40.01'
L40	S 88°55'54" E	55.28'
L41	S 00°57'12" W	36.87'
L42	S 65°53'31" E	46.68'
L43	S 15°07'23" E	66.37'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	57.88'	503.00'	6°35'34"	N 89°16'44" E	57.85'
C2	64.72'	449.00'	8°15'31"	S 89°53'17" E	64.66'
C3	33.66'	15.00'	128°34'49"	S 21°28'07" E	27.03'
C4	24.53'	15.00'	93°42'14"	N 89°40'24" E	21.89'
C5	23.56'	15.00'	90°00'00"	N 02°10'43" W	21.21'
C6	22.36'	297.00'	4°18'51"	S 45°01'17" E	22.36'
C7	40.15'	297.00'	7°44'46"	S 38°59'28" E	40.12'
C8	39.90'	297.00'	7°41'48"	S 31°16'11" E	39.87'
C9	40.03'	297.00'	7°43'21"	S 23°33'36" E	40.00'
C10	266.84'	297.00'	51°28'40"	N 21°26'23" W	257.96'
C11	40.12'	297.00'	7°44'24"	S 15°49'44" E	40.09'
C12	40.53'	297.00'	7°49'10"	S 08°02'57" E	40.50'
C13	40.04'	297.00'	7°43'27"	S 00°16'38" E	40.01'
C14	3.70'	297.00'	0°42'52"	S 03°56'32" W	3.70'
C15	22.61'	15.00'	86°21'40"	N 38°52'51" W	20.53'
C16	79.27'	647.50'	7°00'51"	S 78°33'16" E	79.22'
C17	128.83'	647.50'	11°24'01"	N 76°21'41" W	128.62'
C18	49.56'	647.50'	4°23'09"	S 72°51'16" E	49.55'
C19	19.37'	297.00'	3°44'14"	N 45°20'36" W	19.37'
C20	41.22'	593.50'	3°58'45"	S 72°39'04" E	41.21'
C21	50.20'	593.50'	4°50'47"	S 77°03'50" E	50.19'
C22	50.20'	593.50'	4°50'47"	S 81°54'37" E	50.19'
C23	50.20'	593.50'	4°50'48"	S 86°45'25" E	50.19'
C24	50.20'	593.50'	4°50'48"	N 88°23'47" E	50.19'
C25	311.16'	593.50'	30°02'22"	S 85°40'52" E	307.61'
C26	50.20'	593.50'	4°50'48"	N 83°32'59" E	50.19'
C27	18.93'	593.50'	1°49'38"	N 80°12'46" E	18.93'
C28	36.63'	503.00'	4°10'22"	S 81°23'09" W	36.63'
C29	58.67'	503.00'	6°41'00"	S 82°38'27" W	58.64'
C30	39.90'	503.00'	4°32'42"	S 85°44'41" W	39.89'
C31	40.02'	503.00'	4°33'29"	N 89°42'13" W	40.00'
C32	52.37'	449.00'	6°41'00"	S 82°38'27" W	52.34'
C33	117.09'	449.00'	14°56'31"	S 86°46'13" W	116.76'
C34	10.56'	243.00'	2°29'27"	S 03°03'14" W	10.56'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C35	128.22'	385.00'	19°04'55"	N 20°14'30" W	127.63'
C36	23.56'	15.00'	90°00'00"	S 34°17'58" W	21.21'
C37	28.12'	15.00'	107°23'45"	S 83°28'50" E	24.18'
C38	23.56'	15.00'	90°00'00"	S 02°10'43" E	21.21'
C39	23.56'	15.00'	90°00'00"	N 87°49'17" E	21.21'
C40	23.56'	15.00'	90°00'00"	S 02°10'43" E	21.21'
C41	23.56'	15.00'	90°00'00"	S 87°49'17" W	21.21'
C42	23.57'	15.00'	90°02'00"	S 02°11'43" E	21.22'
C43	23.55'	15.00'	89°58'00"	N 87°48'17" E	21.21'
C44	23.57'	15.00'	90°02'00"	S 02°11'43" E	21.22'
C45	24.43'	15.00'	93°19'03"	S 89°28'49" W	21.82'
C46	25.77'	445.00'	3°19'03"	S 45°31'11" E	25.76'
C47	23.56'	15.00'	90°00'00"	N 02°10'43" W	21.21'
C48	23.56'	15.00'	90°00'00"	N 87°49'17" E	21.21'
C49	15.35'	243.00'	3°37'11"	S 45°22'07" E	15.35'
C50	63.01'	243.00'	14°51'26"	S 36°07'49" E	62.84'
C51	218.33'	243.00'	51°28'40"	S 21°26'23" E	211.06'
C52	88.94'	243.00'	20°58'12"	S 18°13'00" E	88.44'
C53	22.61'	15.00'	86°22'11"	S 47°29'03" W	20.53'
C54	40.46'	243.00'	9°32'24"	S 02°57'42" E	40.41'
C55	88.65'	647.50'	7°50'40"	N 86°44'48" E	88.58'
C56	128.49'	647.50'	11°22'11"	S 84°59'03" W	128.28'
C57	39.84'	647.50'	3°31'30"	N 81°03'43" E	39.83'
C59	23.56'	15.00'	90°00'00"	N 55°42'02" W	21.21'
C60	175.24'	445.00'	22°33'47"	N 21°58'56" W	174.11'
C61	175.24'	445.00'	22°33'47"	S 21°58'56" E	174.11'
C62	36.16'	445.00'	4°39'21"	S 15°32'31" E	36.15'
C63	175.24'	445.00'	22°33'47"	S 21°58'56" E	174.11'
C64	43.12'	445.00'	5°33'07"	S 25°18'05" E	43.10'
C65	175.24'	445.00'	22°33'47"	S 21°58'56" E	174.11'
C66	19.92'	15.00'	76°05'07"	N 04°46'44" E	18.49'
C67	15.69'	297.00'	3°01'34"	S 45°41'56" E	15.68'
C68	3.69'	297.00'	0°42'40"	S 43°49'49" E	3.69'

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, BEING OWNERS OF A 73.320 ACRE TRACT OF LAND OUT OF THE THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, AND THE NATHANIEL HUBBARD SURVEY, ABSTRACT NO. 230, BOTH OF HAYS COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED DATED MAY 15, 2019 AND RECORDED IN DOCUMENT NUMBER 19016688 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 32.109 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON;

DO HEREBY ADOPT THIS PLAT DESIGNATING THE 32.103 ACRE TRACT AS MILLBROOK PARK PHASE 2, AN ADDITION TO THE CITY OF SAN MARCOS,

AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS AND PUBLIC PLACES SHOWN HEREON UNLESS OTHERWISE INDICATED EITHER BY PLAT OR SEPARATE INSTRUMENT,

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____.

FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION,
ITS GENERAL PARTNER

BY:

JOHN MABERRY, VICE PRESIDENT-REAL ESTATE INVESTMENTS & DEVELOPMENT
10700 PECAN PARK BLVD., SUITE 150
AUSTIN, TEXAS 78750

STATE OF TEXAS:
COUNTY OF HAYS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JOHN MABERRY, 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:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DION P. ALBERTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE INC. ON THE GROUND ON DECEMBER 2, 2019, AND THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS UPON COMPLETION OF CONSTRUCTION.

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

DION P. ALBERTSON, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

ENGINEER'S CERTIFICATION:

I, AARON J. NEUMANN, 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.

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0478F AND 48209C0479F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

AARON J. NEUMANN, P.E.

ENGINEERING BY:
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216
210-581-3600
TEXAS REGISTERED ENGINEERING FIRM F-1046

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.

CHAIRMAN DATE RECORDING SECRETARY DATE

APPROVED:

DIRECTOR OF PLANNING AND DATE
DEVELOPMENT SERVICES DEPARTMENT

ENGINEERING DATE
AND CAPITAL IMPROVEMENTS

GENERAL NOTES:

- THIS SUBDIVISION MUST COMPLY WITH THE DEVELOPMENT STANDARDS SET FORTH IN THE McCARTY COMMONS PLANNED DEVELOPMENT DISTRICT AS ORIGINALLY APPROVED ON OCTOBER 6, 2008 (ORDINANCE NO. 2008-41) AND AS AMENDED AND APPROVED ON MAY 28, 2013, (ORDINANCE NO. 20 13-26) BY THE SAN MARCOS CITY COUNCIL.
- SIDEWALKS ARE REQUIRED ALONG ALL RIGHT-OF-WAY IN THIS SUBDIVISION, AND SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION PER ORDINANCE NO. 2008-50.
- ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
- THE LOCATION OF EASEMENTS GRANTED BY A SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF THE SEPARATE INSTRUMENT.
- A PUBLIC ACCESS EASEMENT FOR TRAIL IMPROVEMENTS ALONG MCCARTY LANE SHALL BE CONVEYED TO THE CITY BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF A SITE PREPARATION PERMIT FOR THIS SUBDIVISION PER SECTION 4.1.4 OF THE PDD. AN ACCESS EASEMENT FOR A SIDEWALK AND PRIVATE DRIVE SHALL BE CONVEYED TO THE CITY BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF A SITE PREPARATION PERMIT FOR THIS SUBDIVISION PER SECTION 11.3 OF THE PDD.
- ACCORDING TO THE CITY-ADOPTED FLOOD MAPS AND MODEL, PORTIONS OF THESE SITES ARE SUBJECT TO CITY OF SAN MARCOS FLOODPLAIN REGULATIONS. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION/FEE WILL BE REQUIRED FOR EACH LOT ON THIS SITE WHEN IT IS DEVELOPED.
- ALL 900 SERIES LOTS ARE NON-BUILDABLE AND CONSIDERED OPEN SPACE.
- 5 FOOT ACCESS AND MAINTENANCE EASEMENT FOR THE BENEFIT OF THE HOMEOWNER'S ASSOCIATION FOR PURPOSES OF MAINTAINING THE EASEMENT AND FENCE ON BLOCK B, BLOCK C AND LOT 1, BLOCK I, AS SHOWN HEREON.
- THE HOME OWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE AND REPORTING OF THE DETENTION POND PER THE RECORDED MAINTENANCE COVENANT.
- ALL SIDE LOT LINE SETBACKS SHALL MEET THE CITY OF SAN MARCOS STANDARDS EXCEPT LOT 10, BLOCK C, LOT 10, BLOCK D, AND LOT 11, BLOCK D. THESE THREE LOTS WILL HAVE A MINIMUM OF A 9.5 FOOT SIDE YARD SETBACK.
- PLEASE REFERENCE CITY OF SAN MARCOS PUBLIC SIDEWALK EASEMENTS RECORDED IN DOCUMENT NUMBERS 2019022033 AND 2019022035, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. THE TRAIL SHALL REMAIN WITHIN THE LIMITS OF THESE EASEMENTS OR WITHIN THE PUBLIC RIGHT-OF-WAY OR NEW EASEMENT DOCUMENTS SHALL BE SUBMITTED TO THE CITY.

THE 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 BOOK _____, PAGE(S) _____ WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__ AD.

BY
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS



BGE, Inc.
7330 San Pedro, Suite 202
San Antonio, Texas 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490