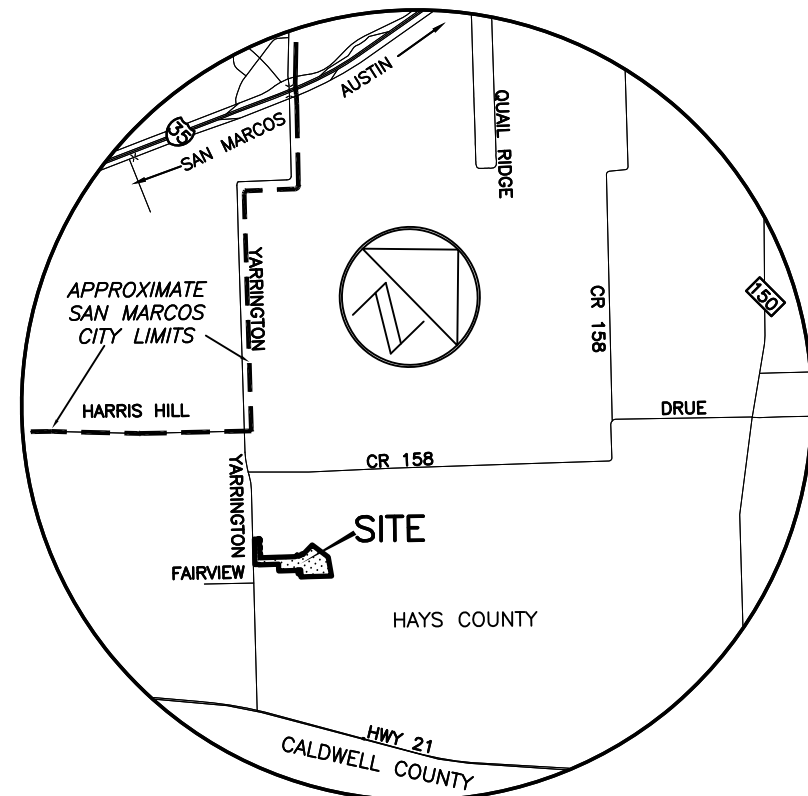


FINAL SUBDIVISION PLAT:
SUNSET OAKS SECTION 4, PHASE 1A
HAYS COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

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"

P941 IS LOCATED 48.4' +/- N.W. FROM A POWER POLE AND 39.0' +/- N.W. FROM A GUY WIRE LOCATED IN THE SOUTHEAST CORNER OF THE SUBJECT TRACT.

C.O.S.M. G.P.S. PT. 10 IS LOCATED ON THE NORTHBOUND FEEDER ROAD OF IH 35, EAST SIDE, APPROXIMATELY ONE HALF MILE SOUTH OF TECHNOLOGY WAY.

GRID COORDINATES
N:13884697.77
E:2330933.36

GRID: N: 13,888,162.71
GRID: E: 2,320,954.79
ELEV. 629.35'
NADV88

C.O.S.M.
GPS PT. 10

LOT 12
THE FARMS
VOL. 1, PG.153

LOT 1
THE FARMS
VOL. 1, PG.153

DAVID L & TRACY J BANDY
(14.06 ACRES)
VOL. 875, PG. 377

BRIGITTE COMBS
(15.16 ACRES)
DOC. No. 16011802

ALAMO CONCRETE PRODUCTS, LTD
(36.14 ACRES)
VOL. 2475, PG. 584

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS
AND CONSTRUCTION, LTD.
13620 N. FM 620,
BUILDING B, SUITE 150
AUSTIN, TX. 78717

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

SUBMITTAL DATE: October 16, 2019

LOT SIZE CHART	
SIZE(AC)	#
≥10	1
≥5 <10	1
≥2 <5	1
≥1 <2	1
<1	146

SURVEY ABSTRACT: WILLIAM HEMPHILL SURVEY, ABS. 221
SUBMITTAL DATE: October 22, 2019
TOTAL AREA OF THIS PLAT: 48.244 AC.
TOTAL NUMBER OF LOTS: 149
RESIDENTIAL: 143
OPEN SPACE: 4
FUTURE DEVELOPMENT: 2

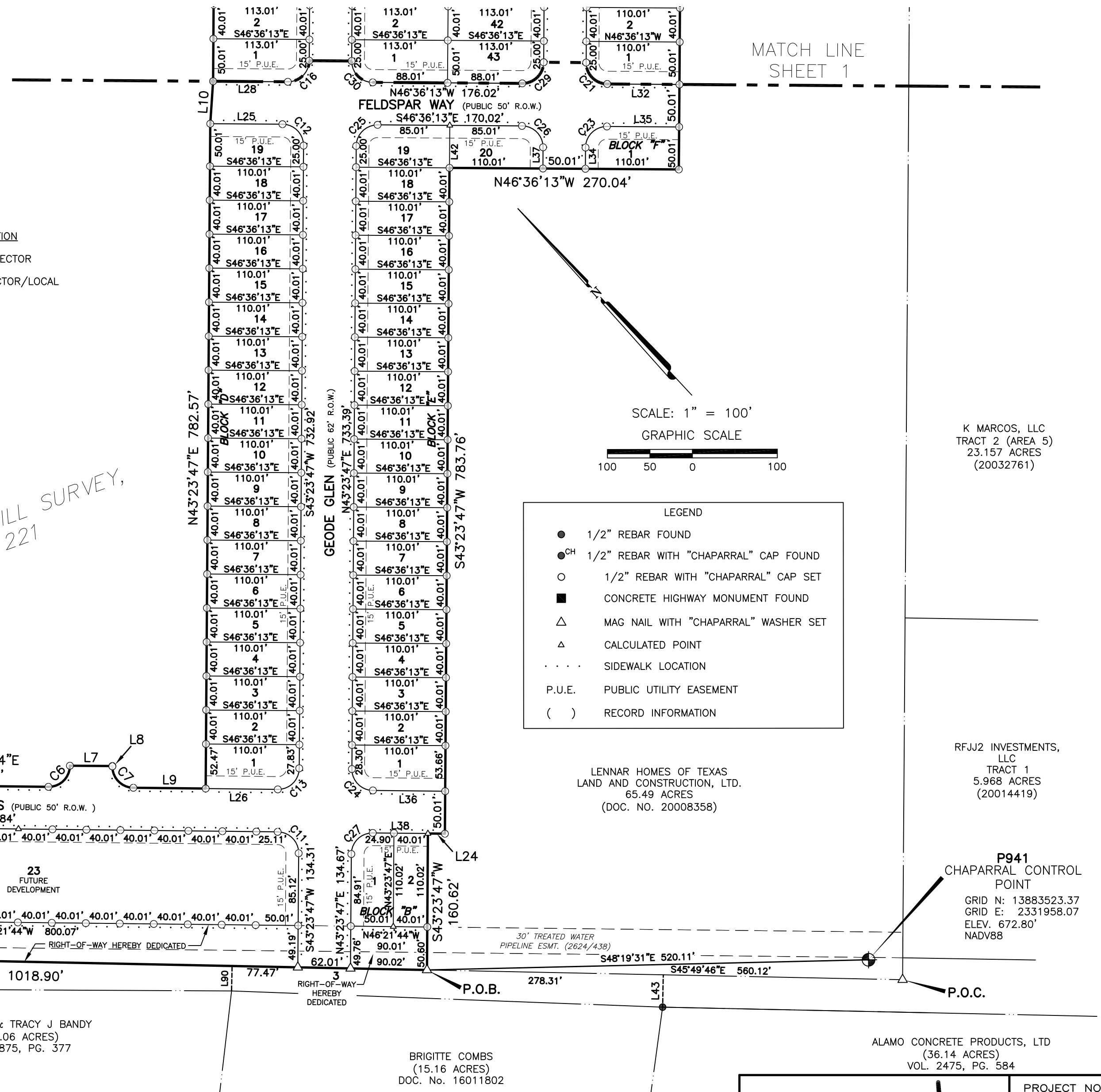
NAME	LENGTH	R.O.W. WIDTH	CLASSIFICATION
AMBER GLEN	233	62'	MINOR COLLECTOR
SOAPSTONE PASS	1052	50'	LOCAL
GEODE GLEN	1996	62'/50'	MINOR COLLECTOR/LOCAL
FELDSPAR WAY	549	50'	LOCAL
CITRINE CREST	135	50'	LOCAL
MICA TRAIL	1017	50'	LOCAL
GABBRO GARDENS	909	50'	LOCAL

RIGHT-OF-WAY DEDICATION AREA SUMMARY

AMBER GLEN	0.410 AC.	17861 SQ. FT.
SOAPSTONE PASS	1.081 AC.	47127 SQ. FT.
GEODE GLEN	2.520 AC.	61869 SQ. FT.
FELDSPAR WAY	0.632 AC.	27532 SQ. FT.
CITRINE CREST	0.132 AC.	5770 SQ. FT.
MICA TRAIL	1.100 AC.	17917 SQ. FT.
GABBRO GARDENS	0.998 AC.	43487 SQ. FT.

WILLIAM HEMPHILL SURVEY,
ABS. 221

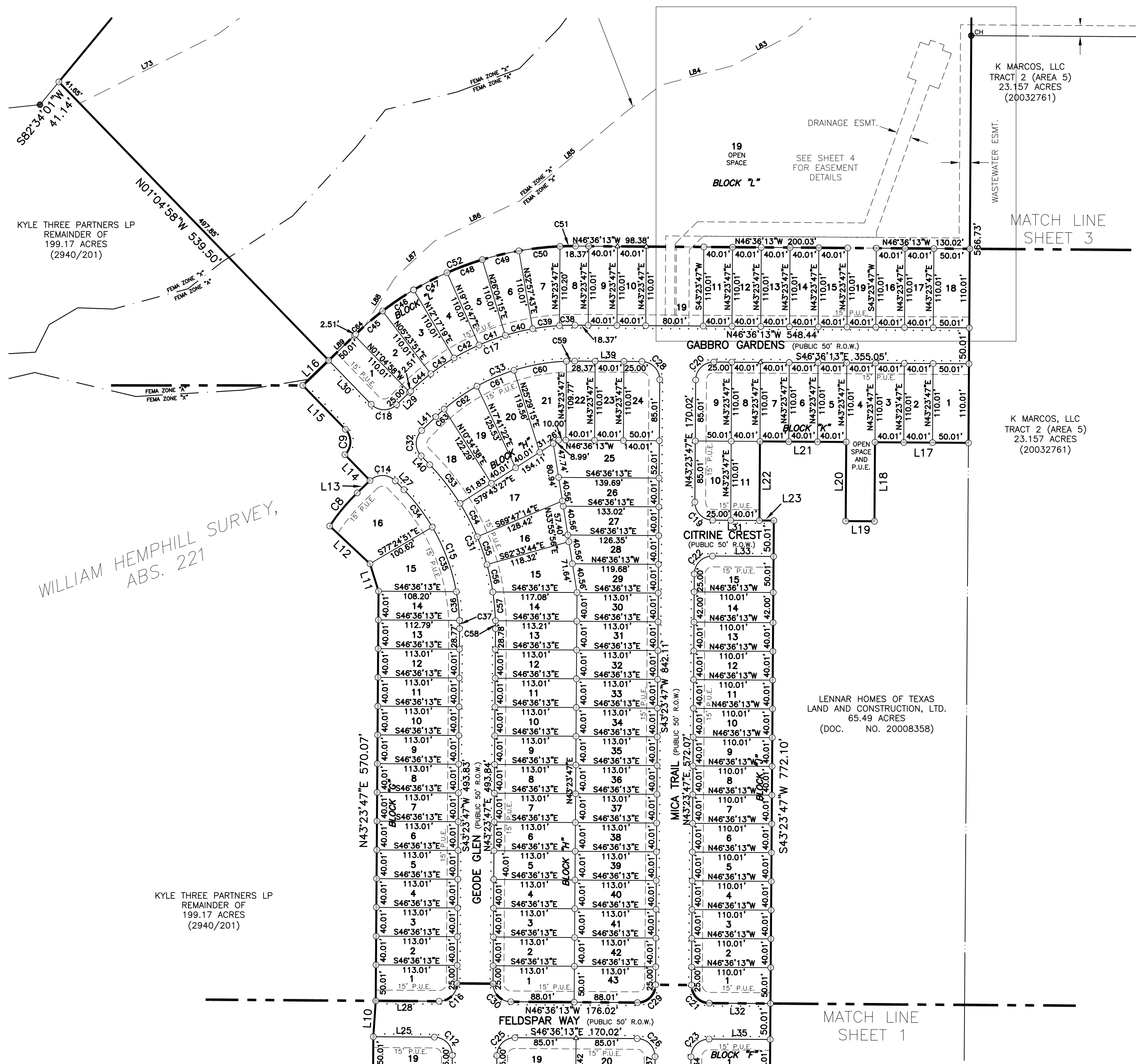
KYLE THREE PARTNERS LP
REMAINDER OF
199.17 ACRES
(2940/201)



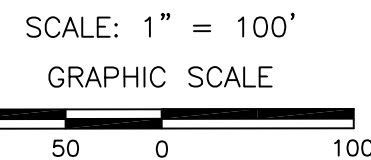
Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1286-001
DRAWING NO.:
1286-001 PL 1A-4.dwg
PLOT DATE:
4/09/2021
PLOT SCALE:
1"=100'
DRAWN BY:
RGH
SHEET
01 OF 06

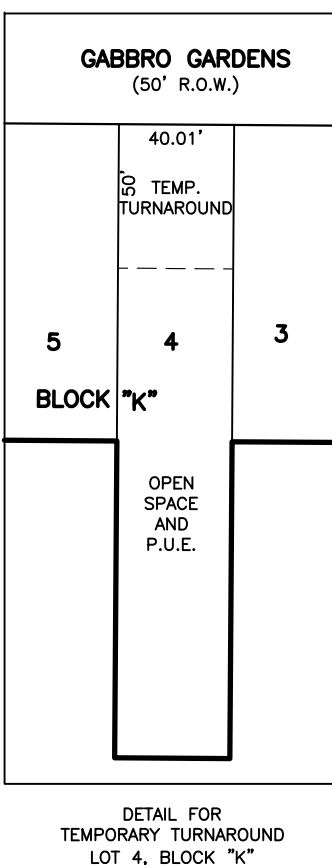
FINAL SUBDIVISION PLAT:
SUNSET OAKS SECTION 4, PHASE 1A
HAYS COUNTY, TEXAS



WILLIAM HEMPHILL SURVEY,
ABS. 221



LEGEND	
●	1/2" REBAR FOUND
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
■	CONCRETE HIGHWAY MONUMENT FOUND
△	MAG NAIL WITH "CHAPARRAL" WASHER SET
△	CALCULATED POINT
...	SIDEWALK LOCATION
P.U.E.	PUBLIC UTILITY EASEMENT
()	RECORD INFORMATION



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

PROJECT NO.:
1286-001

DRAWING NO.:
1286-001 PL 1A-4.dwg

PLOT DATE:
4/09/2021

PLOT SCALE:
1"=100'

DRAWN BY:
RGH

SHEET
02 OF 06

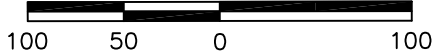
FINAL SUBDIVISION PLAT:
SUNSET OAKS SECTION 4, PHASE 1A
HAYS COUNTY, TEXAS

LASALLE HOLDINGS, LTD.
811.38 ACRES
(2909/684)
(DOC. No. 06011869)

GRID COORDINATES
N:13885700.62
E:23334072.05

K MARCOS, LLC.
REMAINDER OF
331.552 ACRES
(DOC. No. 18042121)

SCALE: 1" = 100'
GRAPHIC SCALE



LEGEND

- 1/2" REBAR FOUND
- ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- CONCRETE HIGHWAY MONUMENT FOUND
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- △ CALCULATED POINT
- ... SIDEWALK LOCATION
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION

D.E. LINE TABLE

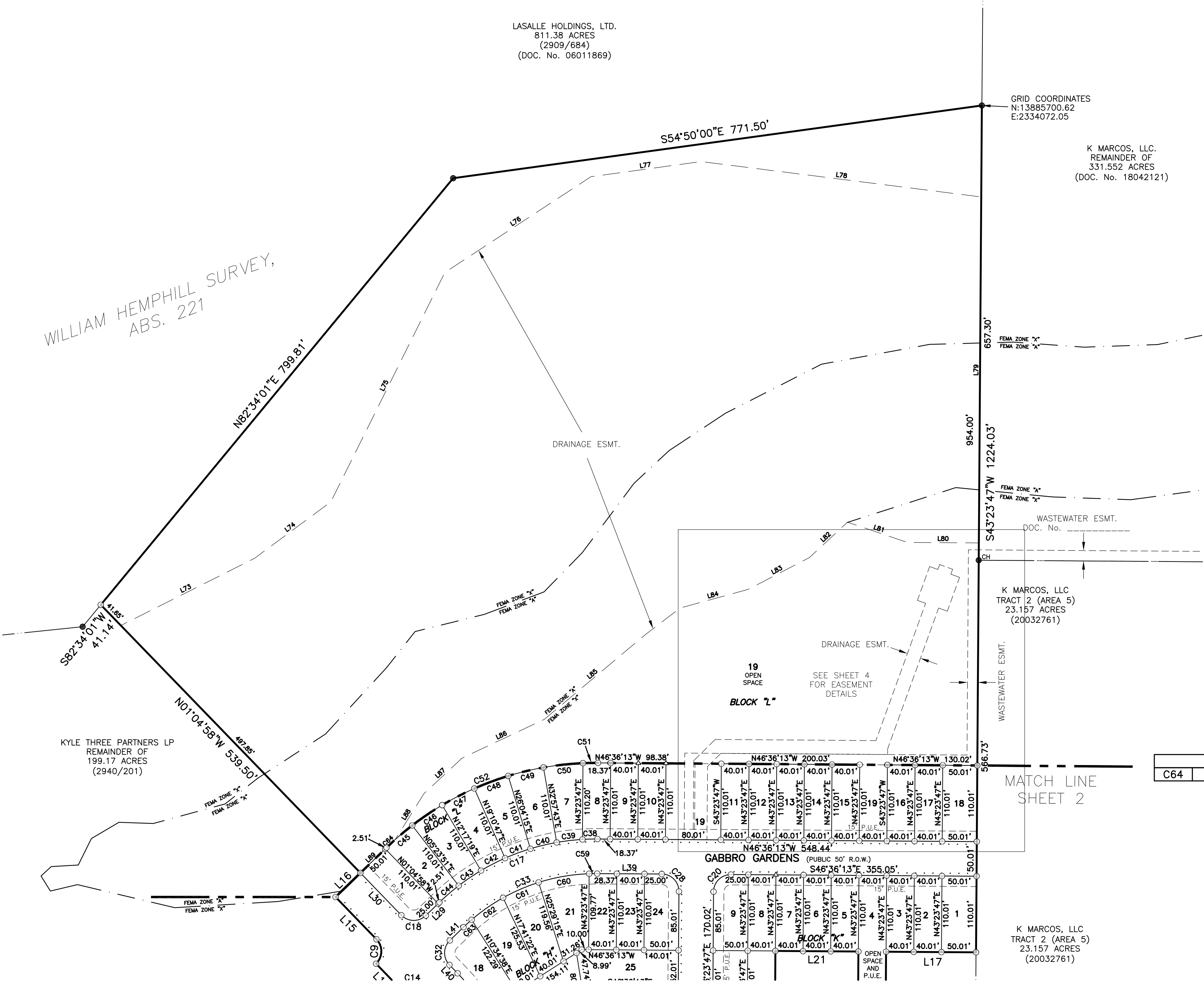
L73	N73°39'51"W	216.00'
L74	N83°27'54"W	137.45'
L75	S69°26'05"W	370.32'
L76	N80°14'42"W	252.46'
L77	N54°50'00"W	160.71'
L78	N39°48'23"W	408.30'
L79	N43°23'48"E	500.08'
L80	S46°36'27"E	103.21'
L81	S28°20'14"E	91.59'
L82	S89°57'32"E	74.94'
L83	S74°28'00"E	100.05'
L84	S62°16'17"E	101.75'
L85	S86°58'17"E	190.72'
L86	S72°15'08"E	131.58'
L87	S89°57'34"E	75.15'
L88	N75°04'53"E	78.46'
L89	N88°55'02"E	52.52'

D.E. CURVE TABLE

C64	435.06'	2°15'30"	17.15'	S89°57'13"E	17.15'
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WILLIAM HEMPHILL SURVEY,
ABS. 221

KYLE THREE PARTNERS LP
REMAINDER OF
199.17 ACRES
(2940/201)

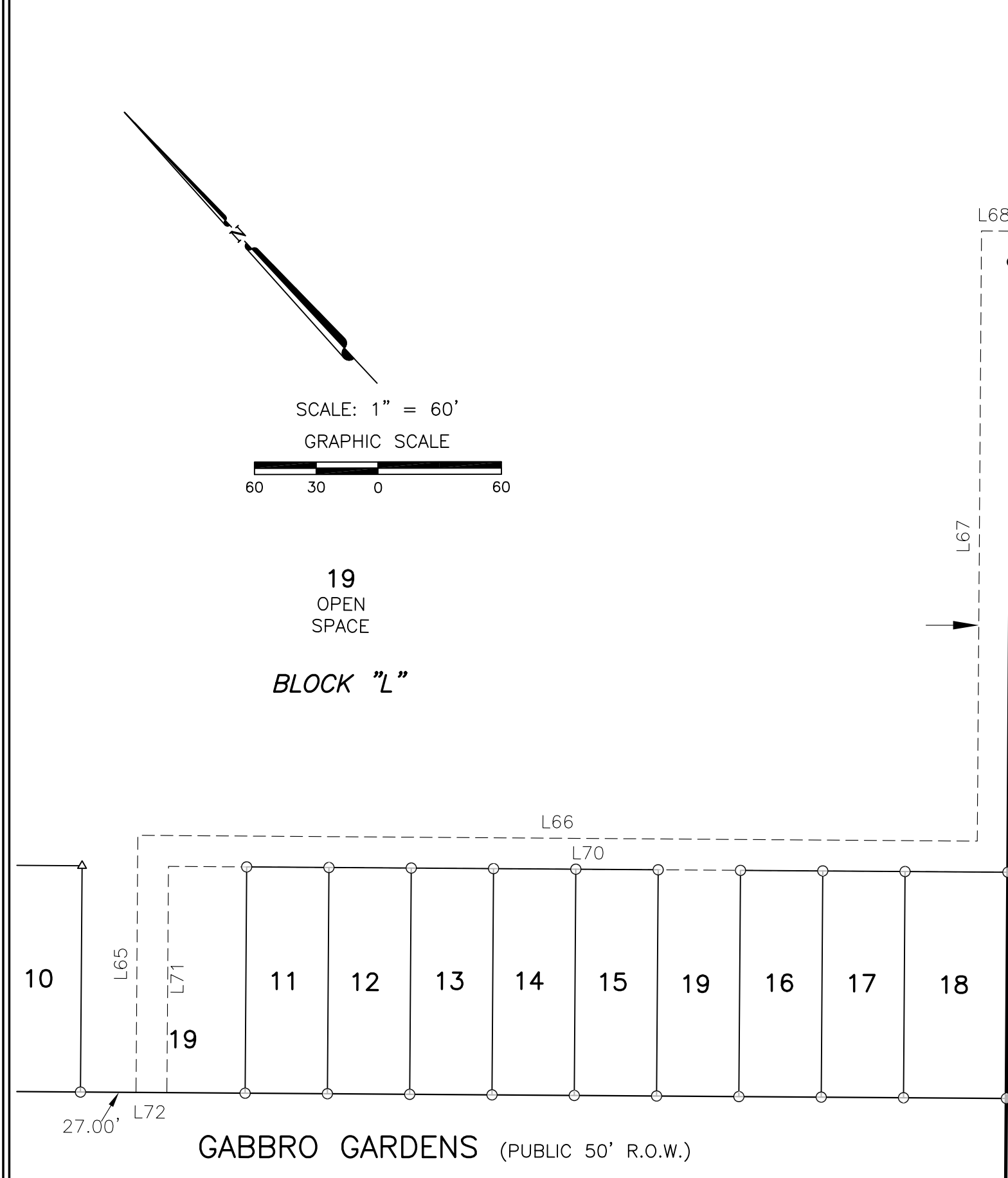


Professional Land Surveying, Inc.
Surveying and Mapping

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

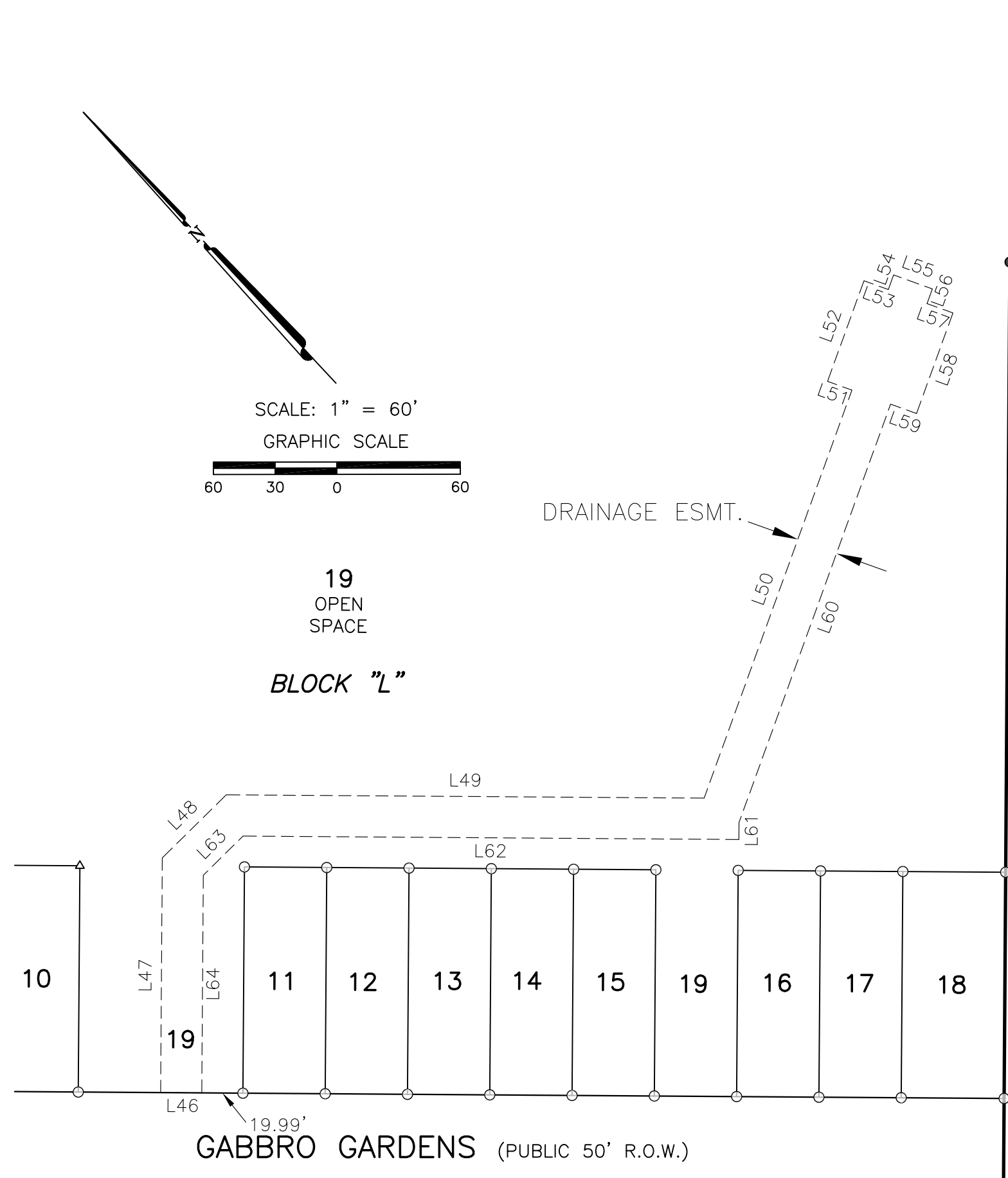
PROJECT NO.:
1286-001
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1286-001 PL 1A-4.dwg
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1"=100'
DRAWN BY:
RGH
SHEET
03 OF 06

FINAL SUBDIVISION PLAT:
SUNSET OAKS SECTION 4, PHASE 1A
HAYS COUNTY, TEXAS



WASTEWATER EASEMENT
DETAIL

ESMT. LINE TABLE		
L46	N46°36'13"W	20.00'
L47	N43°25'08"E	114.16'
L48	N88°24'32"E	43.65'
L49	S46°36'13"E	232.28'
L50	N62°54'32"E	210.99'
L51	N27°05'28"W	12.60'
L52	N62°54'32"E	52.01'
L53	S27°05'28"E	12.60'
L54	N62°54'32"E	7.57'
L55	S27°05'28"E	20.00'
L56	S62°54'32"W	7.57'
L57	S27°05'28"E	13.40'
L58	S62°54'32"W	52.01'
L59	N27°05'28"W	13.40'
L60	S62°54'32"W	216.34'



DRAINAGE EASEMENT
DETAIL

ESMT. LINE TABLE		
L61	S43°25'40"W	8.28'
L62	N46°36'13"W	241.06'
L63	S88°24'32"W	27.08'
L64	S43°25'08"W	105.87'
L65	S43°23'47"W	125.02'
L66	N46°36'12"W	408.05'
L67	S43°23'47"W	296.69'
L68	S46°36'27"E	15.00'
L69	S43°23'48"W	311.70'
L70	N46°36'12"W	408.05'
L71	S43°23'47"W	110.01'
L72	N46°36'13"W	15.00'

Chaparral
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512-443-1724
Firm No. 10124500

PROJECT NO.: 1286-001
DRAWING NO.: 1286-001 PL 1A-4.dwg
PLOT DATE: 4/09/2021
PLOT SCALE: 1"=100'
DRAWN BY: RGH
SHEET 04 OF 06

FINAL SUBDIVISION PLAT:
SUNSET OAKS SECTION 4, PHASE 1A
HAYS COUNTY, TEXAS

SINGLE FAMILY LOTS -- AREA SUMMARY

NOTES:

1. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
2. TYPICAL LOT SIZE 40'X110'
3. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5.
4. 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 REPORT BY BRINKLEY AND BARFIELD, INC., DATED JULY 2019 FOR SUNSET OAKS PRE AND POST DEVELOPMENT FLOWS.
5. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
6. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705. SUBCHAPTER 8.03.
7. THE LOTS IN THIS SUBDIVISION WILL BE SERVICED BY A GRAVITY WASTEWATER LINE THAT FLOWS TO A WASTEWATER TREATMENT PLANT.
8. THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY ESD #5 AND HAYS CISD.
9. A 15 FOOT-WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY.
10. 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: YARRINGTON ROAD, AMBER GLEN, SOAPSTONE PASS, GEODE GLEN, PEMBROKE TRAIL, FELDSPAR WAY, CITRINE CREST, MICA TRAIL AND GABBRO GARDENS. 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 HOME OWNER'S ASSOCIATION.
11. 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.
12. THIS PROPERTY IS NOT LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE OR THE SAN MARCOS RIVER CORRIDOR.
13. UTILITY INFORMATION:
WATER: MAXWELL W.S.C.
SEWER: AQUA TEXAS, INC.
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE
14. THIS PROJECT IS LOCATED WITHIN THE CURRENT CITY OF SAN MARCOS ETJ.
15. LOT 20 AND 21, BLOCK A, LOT 22, BLOCK B, LOT 4, BLOCK K, AND LOT 23, BLOCK L ARE OPEN SPACE LOTS. THESE LOTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
16. ALL RESIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO 25 FOOT FRONT BUILDING SETBACK LINES.
17. THIS PLAT (AND LOTS THEREIN) ARE SUBJECT TO A PHASING AGREEMENT FOR SUNSET OAKS 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. ADDITIONALLY, HAYS COUNTY COMMISSIONER COURT APPROVED VARIANCE ON DECEMBER 11, 2018 FOR CORNER LOT SIDE SETBACK AND DRIVEWAY SPACING.
18. DRAINAGE FACILITIES FOR WATER QUALITY PURPOSES WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
19. PARKLAND DEVELOPMENT FEE HAS BEEN ADDRESSED IN PICP PERMIT #2020-33005.
20. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS.
21. LOT 4, BLOCK "K" IS HEREBY DESIGNATED AS OPEN SPACE AND PUBLIC UTILITY EASEMENT (P.U.E.)
22. NO FENCE OF OTHER OBSTRUCTION SHALL BE PLACED OR INSTALLED IN ANY DRAINAGE EASEMENT SHOWN HEREON.

OPEN SPACE LOTS & P.U.E. -- AREA SUMMARY

BLOCK K:
LOT 4 8802 Sq Feet

OPEN SPACE LOTS -- AREA SUMMARY

BLOCK A:
LOT 21 1650 Sq Feet
LOT 22 22899 Sq Feet
LOT 23 121954 Sq Feet

BLOCK L:
LOT 19 974468 Sq Feet

RIGHT-OF-WAY DEDICATION LOTS -- AREA SUMMARY

BLOCK A:
LOT 20 2.800 Acres 36471 Sq Feet

BLOCK B:
LOT 3 0.104 Acre 4517 Sq Feet

Total: 2.904 Acres 40988 Sq. Feet

BUILDING SETBACK SUMMARY

FRONT BUILDING SETBACK 25'

CORNER LOT SETBACK 10'

FOR REAR AND INTERIOR LOT SET BACKS
REFER TO H.O.A. RESTRICTIONS

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.04'	98°59'54"	43.26'	N00°00'00"W	38.08'
C2	25.00'	84°08'20"	36.72'	S88°25'53"E	33.51'
C3	25.00'	95°51'40"	41.83'	S01°34'07"W	37.12'
C4	25.00'	90°14'29"	39.38'	N88°31'02"E	35.43'
C5	25.00'	89°45'31"	39.17'	S01°28'58"E	35.29'
C6	25.00'	90°14'29"	39.38'	N88°31'02"E	35.43'
C7	25.00'	89°45'31"	39.17'	S01°28'58"E	35.29'
C8	275.04'	12°29'55"	60.00'	N82°40'04"E	59.88'
C9	25.00'	90°00'00"	39.28'	N43°55'02"E	35.36'
C10	25.00'	84°08'20"	36.72'	S88°25'53"E	33.51'
C11	25.00'	89°45'31"	39.17'	S01°28'58"E	35.29'
C12	25.00'	90°00'00"	39.28'	S01°36'13"E	35.36'
C13	25.00'	90°14'29"	39.38'	S88°31'02"W	35.43'
C14	25.00'	90°00'00"	39.28'	S46°04'58"E	35.36'
C15	275.04'	44°28'45"	213.51'	S21°09'25"W	208.19'
C16	25.00'	90°00'00"	39.27'	S88°23'47"W	35.36'
C17	325.04'	44°28'45"	252.33'	N68°50'35"W	246.04'
C18	25.00'	90°00'00"	39.28'	N46°04'58"W	35.36'
C19	25.00'	90°00'00"	39.28'	N01°36'13"W	35.36'
C20	25.00'	90°00'00"	39.27'	N88°23'47"E	35.36'
C21	25.00'	90°00'00"	39.28'	N01°36'13"W	35.36'
C22	25.00'	90°00'00"	39.27'	N88°23'47"E	35.36'
C23	25.00'	90°00'00"	39.27'	N88°23'47"E	35.36'
C24	25.00'	89°45'31"	39.17'	N01°28'58"W	35.29'
C25	25.00'	90°00'00"	39.27'	N88°23'47"E	35.36'
C26	25.00'	90°00'00"	39.28'	S01°36'13"E	35.36'
C27	25.00'	90°14'29"	39.38'	N88°31'02"E	35.43'
C28	25.00'	90°00'00"	39.27'	S01°36'13"E	35.36'
C29	25.00'	90°00'00"	39.28'	S88°23'47"W	35.36'
C30	25.00'	90°00'00"	39.27'	N01°36'13"W	35.36'
C31	325.04'	44°28'41"	252.33'	N21°09'23"E	246.04'
C32	25.00'	90°00'00"	39.28'	N43°55'01"E	35.36'
C33	275.04'	44°28'45"	213.51'	S68°50'35"E	208.19'
C34	275.04'	13°40'11"	65.62'	N05°45'07"E	65.46'
C35	275.04'	20°04'23"	96.36'	N22°37'24"E	95.86'
C36	275.04'	8°23'46"	40.30'	N36°51'28"E	40.27'
C37	275.04'	2°20'26"	11.24'	N42°13'34"E	11.23'
C38	325.04'	3°48'59"	21.65'	N48°30'42"W	21.65'
C39	325.04'	6°37'05"	37.55'	N53°43'45"W	37.52'
C40	325.04'	6°53'28"	39.09'	N60°29'01"W	39.07'
C41	325.04'	6°53'28"	39.09'	N67°22'29"W	39.07'
C42	325.04'	6°53'28"	39.09'	N74°15'57"W	39.07'
C43	325.04'	6°53'28"	39.09'	N81°09'25"W	39.07'
C44	325.04'	6°28'49"	36.76'	N87°50'34"W	36.74'
C45	435.06'	6°28'49"	49.21'	N87°50'34"W	49.18'
C46	435.06'	6°53'28"	52.33'	N81°09'25"W	52.29'
C47	435.06'	6°53'28"	52.33'	N74°15'57"W	52.29'
C48	435.06'	6°53'28"	52.33'	N67°22'29"W	52.29'
C49	435.06'	6°53'28"	52.33'	N60°29'01"W	52.29'
C50	435.06'	7°35'03"	57.59'	N53°14'46"W	57.55'
C51	435.06'	2°51'01"	21.64'	N48°01'44"W	21.64'
C52	435.06'	44°28'45"	337.74'	N68°50'35"W	329.32'
C53	325.04'	12°05'02"	68.55'	N04°57'33"E	68.43'
C54	325.05'	9°12'42"	52.26'	N15°36'25"E	52.20'
C55	325.05'	7°13'30"	40.99'	N23°49'31"E	40.96'
C56	325.04'	6°53'21"	39.08'	N30°52'56"E	39.06'
C57	325.04'	7°05'21"	40.22'	N37°52'17"E	40.19'
C58	325.04'	1°58'45"	11.23'	N42°24'21"E	11.23'
C59	275.04'	2°25'27"	11.64'	N47°48'56"W	11.64'
C60	275.04'	15°29'05"	74.33'	N56°46'13"W	74.11'
C61	275.04'	11°40'14"	56.02'	N70°20'52"W	55.93'
C62	275.04'	11°36'12"	55.70'	N81°59'05"W	55.60'
C63	275.04'	3°17'47"	15.82'	N89°26'05"W	15.82'

BLOCK B:
LOT 1 5366 Sq Feet
LOT 2 4401 Sq Feet

BLOCK D:
LOT 1 5663 Sq Feet
LOT 2 4401 Sq Feet
LOT 3 4401 Sq Feet
LOT 4 4401 Sq Feet
LOT 5 4401 Sq Feet
LOT 6 4401 Sq Feet
LOT 7 4401 Sq Feet
LOT 8 4401 Sq Feet
LOT 9 4401 Sq Feet
LOT 10 4401 Sq Feet
LOT 11 4401 Sq Feet
LOT 12 4401 Sq Feet
LOT 13 4401 Sq Feet
LOT 14 4401 Sq Feet
LOT 15 4401 Sq Feet
LOT 16 4401 Sq Feet
LOT 17 4401 Sq Feet
LOT 18 4401 Sq Feet
LOT 19 5367 Sq Feet

BLOCK E:
LOT 1 5745 Sq Feet
LOT 2 4401 Sq Feet
LOT 3 4401 Sq Feet
LOT 4 4401 Sq Feet
LOT 5 4401 Sq Feet
LOT 6 4401 Sq Feet
LOT 7 4401 Sq Feet
LOT 8 4401 Sq Feet
LOT 9 4401 Sq Feet
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BLOCK F:
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BLOCK G:
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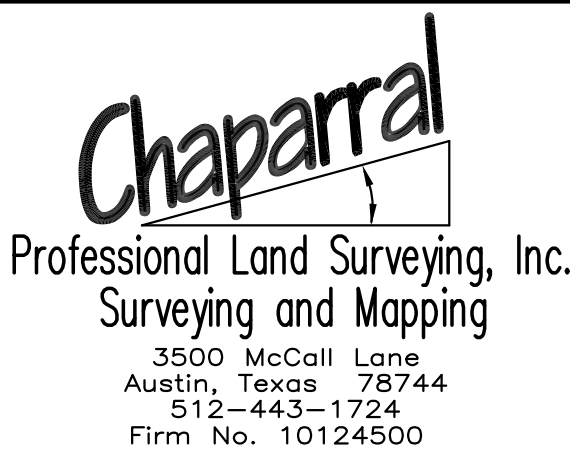
BLOCK J:
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N43°38'16"E	50.01'
L2	S46°21'44"E	11.67'
L3	N49°29'57"E	11.50'
L4	S40°30'03"E	62.01'
L5	S46°36'13"E	50.01'
L6	S43°23'47"W	0.42'
L7	S46°36'13"E	50.01'
L8	S43°23'47"W	0.42'
L9	S46°21'44"E	85.12'
L10	N46°49'49"E	50.10'
L11	N25°36'37"E	40.01'
L12	N03°51'10"W	76.76'
L13	N88°55'02"E	24.75'
L14	N01°04'58"W	50.01'
L15	N01°04'58"W	85.01'
L16	N88°55'02"E	50.01'
L17	N46°36'13"W	130.02'
L18	S43°23'47"W	110.01'
L19	N46°36'13"W	40.01'
L20	N43°23'47"E	110.01'
L21	N46°36'13"W	120.02'
L22	S43°23'47"W	110.01'
L23	S46°36'13"E	20.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N46°21'44"W	20.00'
L25	S46°36'13"E	85.01'
L26	N46°21'44"W	84.91'
L27	S01°04'58"E	16.97'
L28	N46°36'13"W	88.01'
L29	S88°55'02"W	27.51'
L30	N01°04'58"W	85.01'
L31	N46°36'13"W	65.01'
L32	N46°36'13"W	85.01'
L33	S46°36'13"E	85.01'
L34	N43°23'47"E	25.00'
L35	S46°36'13"E	85.01'
L36	N46°21'44"W	85.12'
L37	S43°23'47"W	25.00'
L38	S46°21'44"E	64.90'
L39	S46°36'12"E	93.38'
L40	N01°04'58"W	16.97'
L41	N88°55'02"E	27.51'
L42	N43°23'47"E	50.01'
L43	N44°10'14"E	38.09'
L44	S45°12'07"W	41.79'
L45	N46°21'44"W	15.00'
L90	S44°10'14"W	29.34'



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

PROJECT NO.:
1286-001
DRAWING NO.:
1286-001 PL 1A-4.dwg
PLOT DATE:
4/09/2021
PLOT SCALE:
1"=100'
DRAWN BY:
RGH
SHEET
05 OF 06

FINAL SUBDIVISION PLAT:
SUNSET OAKS SECTION 4, PHASE 1A
HAYS COUNTY, TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION STATEMENT:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., ACTING BY AND THROUGH KEVIN PAPE, AUTHORIZED AGENT, AS OWNER OF THE PORTION OF THAT 65.49 ACRE TRACT SITUATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, IN HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 48.244 ACRES AS DESCRIBED IN THE ACCOMPANYING METES AND BOUNDS DESCRIPTION, AND HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL SUBDIVISION PLAT:

SUNSET OAKS SECTION 4, PHASE 1A,

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____.

KEVIN PAPE, AUTHORIZED AGENT
LENNAR HOMES OF TEXAS AND CONSTRUCTION, LTD.
13620 N. FM 620,
BUILDING B, SUITE 150
AUSTIN, TX. 78717

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____.

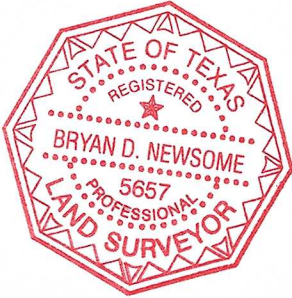
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

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.

Bryan D. Newsome 09 April, 2021
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, STEPHEN A. SHERRILL, 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.

STEPHEN A. SHERRILL, P.E. NO. 60733
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

METES AND BOUNDS DESCRIPTION:

48.244 ACRES
HAYS COUNTY, TEXAS

A DESCRIPTION OF 48.244 ACRES IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 65.49 ACRE TRACT CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN A WARRANTY DEED DATED MARCH 04, 2020 OF RECORD IN DOCUMENT NUMBER 20008358, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (OPRHCT): SAID 48.244 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a Mag Nail with "CHAPARRAL BOUNDARY" washer set in asphalt for the northeast right-of-way line of Yarrington Road (County Road 159), being the southernmost corner of said 199.17 acre tract;

THENCE North 45° 49' 46" West, with the northeast right-of-way line of Yarrington Road (County Road 159) and the southwest line of said 199.17 acre tract, 560.12 feet to a mag nail with "CHAPARRAL BOUNDARY" washer set for the south corner and POINT OF BEGINNING herein;

THENCE North 45° 49' 46 West, with said northwest right_of_way line, 1018.90 feet to a mag nail with "CHAPARRAL BOUNDARY" washer set for the west corner herein; and from which point the most southerly southeast corner of that certain 4.748 acre tract severed from said 199.17 acre tract and described in the Deed to Hays County, Texas, of record in Document Number 2017036916, OPRHCT bears North 45° 49' 46" West, 572.09 feet, North 44° 56' 03" West, 137.04 feet, and North 46° 49' 54" West, 1012.39 feet;

THENCE leaving said northeast right_of_way line and crossing said 199.17 acre tract, the following thirty_one (31) courses and distances:

- 1.North 49°29'57" East, 124.24 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,
- 2.with a curve to the left, having a radius of 25.04 feet, a delta angle of 98°59'54", an arc length of 43.26 feet, and a chord which bears North 00°00'00" West, 38.08 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,
- 3.North 43°38'16" East, 50.01 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,
- 4.South 46°21'44" East, 11.67 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,
- 5.with a curve to the left, having a radius of 25.00 feet, a delta angle of 84°08'20", an arc length of 36.72 feet, and a chord which bears South 88°25'53" East, 33.51 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,
- 6.North 49°29'57" East, 11.50 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,
- 7.South 40°30'03" East, 62.01 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,
- 8.with a curve to the left, having a radius of 25.00 feet, a delta angle of 95°51'40", an arc length of 41.83 feet, and a chord which bears South 01°34'07" West, 37.12 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,
- 9.South 46°21'44" East, 190.08 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,
- 10.with a curve to the left, having a radius of 25.00 feet, a delta angle of 90°14'29", an arc length of 39.38 feet, and a chord which bears North 88°31'02" East, 35.43 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,
- 11.South 46°36'13" East, 50.01 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,
- 12.South 43°23'47" West, 0.42 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,
- 13.with a curve to the left, having a radius of 25.00 feet, a delta angle of 89°45'31", an arc length of 39.17 feet, and a chord which bears South 01°28'58" East, 35.29 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,
- 14.South 46°21'44" East, 170.02 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,
- 15.with a curve to the left, having a radius of 25.00 feet, a delta angle of 90°14'29", an arc length of 39.38 feet, and a chord which bears North 88°31'02" East, 35.43 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

16.South 46°36'13" East, 50.01 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

17.South 43°23'47" West, 0.42 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

18.with a curve to the left, having a radius of 25.00 feet, a delta angle of 89°45'31", an arc length of 39.17 feet, and a chord which bears South 01°28'58" East, 35.29 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

19.South 46°21'44" East, 85.12 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

20.North 43°23'47" East, 782.57 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

21.North 46°49'49" East, 50.10 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

22.North 43°23'47" East, 570.07 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

23.North 25°36'37" East, 40.01 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

24.North 03°51'10" West, 76.76 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

25.with a curve to the right, having a radius of 275.04 feet, a delta angle of 12°29'55", an arc length of 60.00 feet, and a chord which bears North 82°40'04" East, 59.88 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

26.North 88°55'02" East, 24.75 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

27.North 01°04'58" West, 50.01 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

28.with a curve to the left, having a radius of 25.00 feet, a delta angle of 90°00'00", an arc length of 39.28 feet, and a chord which bears North 43°55'02" East, 35.36 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

29.North 01°04'58" West, 85.01 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

30.North 88°55'02" East, 50.01 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set, and

31.North 01°04'58" West, 539.50 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set on the north line of said 199.17 acre tract, being on the south line of that called 811.39 acre tract described in the Special Warranty Deed to LaSalle Holdings, Ltd., dated April 4, 2006, of record in Volume 2909, Page 684 OPRHCT; and from which point a ½ inch rebar found for a common angle point of said 811.39 acre tract and said 199.17 acre tract bears South 82° 34' 01" West, 41.14 feet;

THENCE with the north line of said 199.17 acre tract and the south line of said 811.39 acre tract, the following two (2) courses and distances:

1.North 82°34'01" East, 799.81 feet to a ½ inch rebar found, and

2.South 54°50'00" East, 771.50 feet to a ½ inch rebar found on the north line of that called 331.552 acre tract described in the Warranty Deed with Vendor's Lien, dated November 30, 2018 and recorded in Instrument Number 18042121, OPRHCT, said point being a south corner of said 811.39 acre tract and the northeast corner of said 199.17 acre tract;

THENCE South 43° 23' 47" West, with the southeast line of said 199.17 acre tract and the northwest line of said 331.552 acre tract, passing at a distance of 657.30 feet a ½ inch rebar with "CHAPARRAL BOUNDARY" cap found for the northeast corner of that certain 23.157 acre tract severed from said 331.552 acre tract and described in the Special Warranty Deed to Triple Key, LLC, dated November 30, 2018 and recorded in Document Number 18042360 (OPRHCT), and continuing with the northwest line of same, a total distance of 1224.03 feet to a ½ inch rebar with "CHAPARRAL BOUNDARY" cap set for a southerly northeast salient corner herein; and from which point, the mag nail with "CHAPARRAL BOUNDARY" washer set for the south corner of said 199.17 acre tract bears South 43° 23' 47" West, 1833.97 feet;

THENCE leaving the north line of said 331.552 acre tract and said 23.157 acre tract, and crossing said 199.17 acre tract, the following twelve (12) courses and distances:

1.North 46°36'13" West, 130.02 feet to a ½ inch

rebar with CHAPARRAL BOUNDARY" cap set,

2.South 43°23'47" West, 110.01 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

3.North 46°36'13" West, 40.01 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

4.North 43°23'47" East, 110.01 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

5.North 46°36'13" West, 120.02 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

6.South 43°23'47" West, 110.01 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

7.South 46°36'13" East, 20.00 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

8.South 43°23'47" West, 772.10 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

9.North 46°36'13" West, 270.04 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

10.South 43°23'47" West, 783.76 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set,

11.North 46°21'44" West, 20.00 feet to a ½ inch rebar with CHAPARRAL BOUNDARY" cap set, and

12.South 43°23'47" West, 160.02 feet to the POINT OF BEGINNING and containing 48.244 acres of land.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone (4204), US Survey Feet, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS) for Chaparral control point "P941".

HAYS COUNTY
CERTIFICATE OF APPROVAL:

I, THE UNDERSIGNED, INTERIM 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.

MARCUS PACHECO, INTERIM 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. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

ERIC VAN GAASBEEK, R.S., C.F.M.
INTERIM HAYS COUNTY FLOODPLAIN ADMINISTRATOR

MARCUS PACHECO, INTERIM DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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

 Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 1286-001
	DRAWING NO.: 1286-001 PL 1A-4.dwg
	PLOT DATE: 4/09/2021
	PLOT SCALE: 1"=100'
	DRAWN BY: RGH
	SHEET 06 OF 06