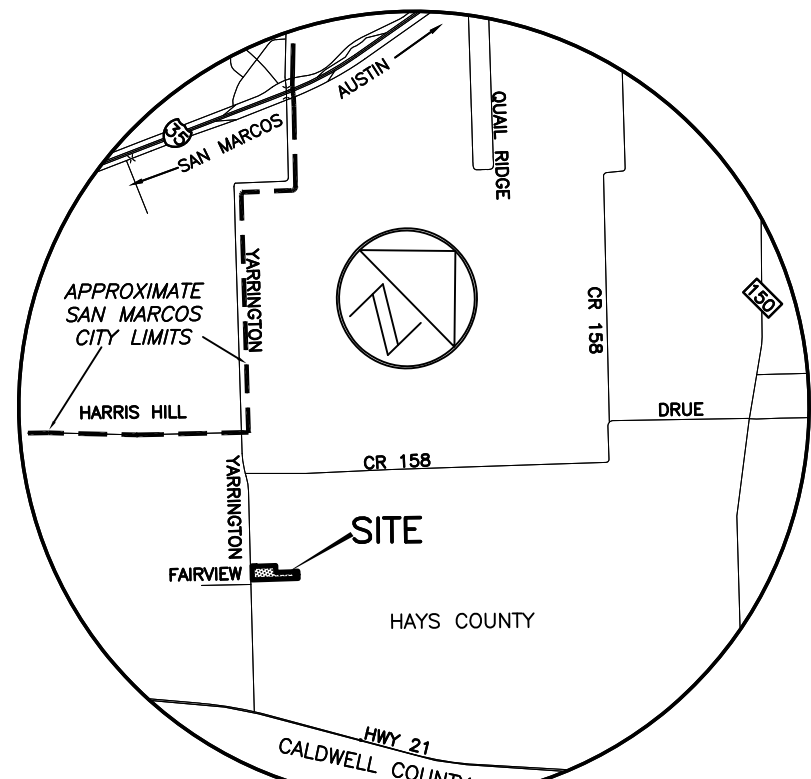
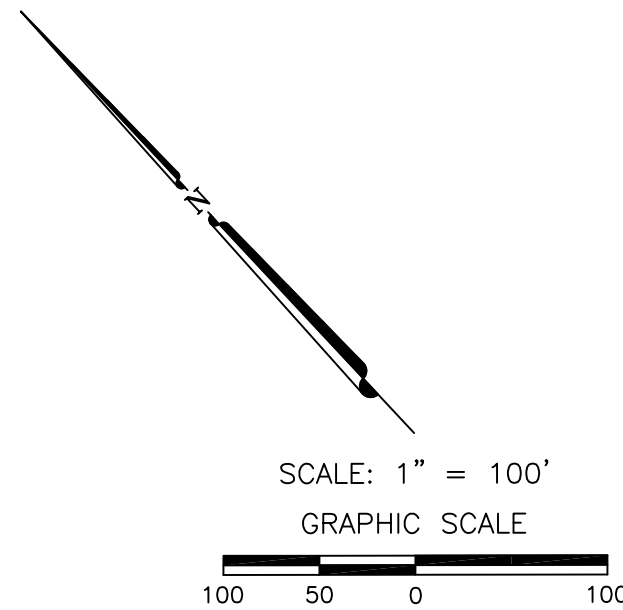


FINAL SUBDIVISION PLAT:  
SUNSET OAKS SECTION 4, PHASE 1B  
HAYS COUNTY, TEXAS

LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
65.49 ACRES  
(DOC. NO. 20008358)



LOCATION MAP  
NOT TO SCALE



LEGEND

- 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

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.

LOT SIZE CHART	
SIZE(AC)	#
≥10	-
≥5 <10	-
≥2 <5	-
≥1 <2	-
<1	124

SURVEY ABSTRACT: WILLIAM HEMPHILL SURVEY, ABS. 221  
SUBMITTAL DATE: October 16, 2019  
TOTAL AREA OF THIS PLAT: 17,248 AC.  
TOTAL NUMBER OF LOTS: 124  
RESIDENTIAL: 124  
OPEN SPACE: 0

NAME	LENGTH	R.O.W. WIDTH	CLASSIFICATION
SOAPSTONE PASS	1913	50'	LOCAL
APLITE PASS	135	50'	LOCAL
FELDSPAR WAY	135	50'	LOCAL
CITRINE CREST	270	50'	LOCAL
MICA TRAIL	759	50'	LOCAL

RIGHT-OF-WAY DEDICATION AREA SUMMARY

SOAPSTONE PASS	2.291 AC.	99808 SQ. FT.
MICA TRAIL	0.849 AC.	36989 SQ. FT.
APLITE PASS	0.132 AC.	5770 SQ. FT.
FELDSPAR WAY	0.132 AC.	5770 SQ. FT.
CITRINE CREST	0.310 AC.	13504 SQ. FT.

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

RFJ2 INVESTMENTS,  
LLC  
TRACT 1  
5.968 ACRES  
(20014419)

P941  
CHAPARRAL  
CONTROL  
POINT

P.O.B.

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

C.O.S.M.  
GPS PT. 10  
GRID N: 13,888,162.71  
GRID E: 2,320,954.79  
ELEV. 629.35'  
NAD88

GRID N:13883985.84  
GRID E:2331679.97

YARRINGTON ROAD (COUNTY RD. 159)  
(RIGHT-OF-WAY WIDTH VARIES)

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

**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 1B-4.dwg
PLOT DATE: 4/09/2021 10:19
PLOT SCALE: 1"=100'
DRAWN BY: RGH
SHEET 01 OF 03

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

SINGLE FAMILY LOTS – AREA SUMMARY

BLOCK B:			BLOCK F:		
LOT 3	4401	Sq Feet	LOT 2	4401	Sq Feet
LOT 4	4401	Sq Feet	LOT 3	4401	Sq Feet
LOT 5	4401	Sq Feet	LOT 4	4401	Sq Feet
LOT 6	4401	Sq Feet	LOT 5	4401	Sq Feet
LOT 7	4401	Sq Feet	LOT 6	4401	Sq Feet
LOT 8	4401	Sq Feet	LOT 7	4401	Sq Feet
LOT 9	4401	Sq Feet	LOT 8	4401	Sq Feet
LOT 10	4401	Sq Feet	LOT 9	4401	Sq Feet
LOT 11	4401	Sq Feet	LOT 10	4401	Sq Feet
LOT 12	4222	Sq Feet	LOT 11	4401	Sq Feet
LOT 13	3791	Sq Feet	LOT 12	4401	Sq Feet
LOT 14	5273	Sq Feet	LOT 13	4401	Sq Feet
LOT 15	5434	Sq Feet	LOT 14	4401	Sq Feet
LOT 16	3941	Sq Feet	LOT 15	4401	Sq Feet
LOT 17	4209	Sq Feet	LOT 16	4401	Sq Feet
LOT 18	4401	Sq Feet	LOT 17	4401	Sq Feet
LOT 19	4401	Sq Feet	LOT 18	4401	Sq Feet
LOT 20	4401	Sq Feet	LOT 19	5870	Sq Feet
LOT 21	5367	Sq Feet	LOT 20	5919	Sq Feet
BLOCK C:			LOT 21	4401	Sq Feet
LOT 1	7123	Sq Feet	LOT 22	4401	Sq Feet
LOT 2	4401	Sq Feet	LOT 23	4401	Sq Feet
LOT 3	4401	Sq Feet	LOT 24	4401	Sq Feet
LOT 4	4401	Sq Feet	LOT 25	4401	Sq Feet
LOT 5	4401	Sq Feet	LOT 26	4401	Sq Feet
LOT 6	4401	Sq Feet	LOT 27	4401	Sq Feet
LOT 7	4401	Sq Feet	LOT 28	4401	Sq Feet
LOT 8	4401	Sq Feet	LOT 29	4401	Sq Feet
LOT 9	4401	Sq Feet	LOT 30	4401	Sq Feet
LOT 10	4401	Sq Feet	LOT 31	4401	Sq Feet
LOT 11	4401	Sq Feet	LOT 32	4401	Sq Feet
LOT 12	4401	Sq Feet	LOT 33	4401	Sq Feet
LOT 13	4401	Sq Feet	LOT 34	4401	Sq Feet
LOT 14	4401	Sq Feet	LOT 35	4401	Sq Feet
LOT 15	4401	Sq Feet	LOT 36	4401	Sq Feet
LOT 16	4401	Sq Feet	LOT 37	4401	Sq Feet
LOT 17	4401	Sq Feet	LOT 38	5367	Sq Feet
LOT 18	4401	Sq Feet	BLOCK J:		
LOT 19	4401	Sq Feet	LOT 16	5367	Sq Feet
LOT 20	4401	Sq Feet	LOT 17	4621	Sq Feet
LOT 21	4401	Sq Feet	LOT 18	4401	Sq Feet
LOT 22	4401	Sq Feet	LOT 19	4401	Sq Feet
LOT 23	4401	Sq Feet	LOT 20	4401	Sq Feet
LOT 24	4401	Sq Feet	LOT 21	4401	Sq Feet
LOT 25	4401	Sq Feet	LOT 22	4401	Sq Feet
LOT 26	4401	Sq Feet	LOT 23	4401	Sq Feet
LOT 27	4401	Sq Feet	LOT 24	4401	Sq Feet
LOT 28	4621	Sq Feet	LOT 25	4401	Sq Feet
LOT 29	5367	Sq Feet	LOT 26	4401	Sq Feet
BLOCK E:			LOT 27	4401	Sq Feet
LOT 20	5744	Sq Feet	LOT 28	4401	Sq Feet
LOT 21	4401	Sq Feet	LOT 29	4401	Sq Feet
LOT 22	4731	Sq Feet	LOT 30	5367	Sq Feet
LOT 23	4731	Sq Feet	BLOCK K:		
LOT 24	4731	Sq Feet	LOT 12	4401	Sq Feet
LOT 25	4731	Sq Feet	LOT 13	4401	Sq Feet
LOT 26	4731	Sq Feet	LOT 14	4401	Sq Feet
LOT 27	4731	Sq Feet	LOT 15	4401	Sq Feet
LOT 28	4731	Sq Feet	LOT 16	4401	Sq Feet
LOT 29	4731	Sq Feet	LOT 17	5501	Sq Feet
LOT 30	4731	Sq Feet	RIGHT-OF-WAY DEDICATION LOTS – AREA SUMMARY		
LOT 31	4731	Sq Feet	BLOCK B:		
LOT 32	4731	Sq Feet	LOT 23	29799	Sq Feet
LOT 33	4731	Sq Feet			
LOT 34	5367	Sq Feet			
LOT 35	5367	Sq Feet			
LOT 36	4731	Sq Feet			
LOT 37	4731	Sq Feet			
LOT 38	4731	Sq Feet			

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S46°21'44"E	20.00'
L2	N46°36'13"W	20.00'
L3	S43°23'47"W	110.01'
L4	S46°36'13"E	40.01'
L5	N43°23'47"E	110.01'
L6	S46°21'44"E	84.91'
L7	N46°36'13"W	85.01'
L8	N46°36'13"W	85.01'
L9	S46°36'13"E	85.01'
L10	S46°36'13"E	85.01'
L11	N46°36'13"W	85.01'
L12	N46°36'13"W	85.01'
L13	N16°37'09"W	46.41'
L14	S44°12'24"W	38.27'


CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	90°14'29"	39.38'	N88°31'02"E	35.43'
C2	25.00'	89°45'31"	39.17'	S01°28'58"E	35.29'
C3	25.00'	90°14'29"	39.38'	N88°31'02"E	35.43'
C4	25.00'	90°00'00"	39.28'	N01°36'13"W	35.36'
C5	25.00'	90°00'00"	39.27'	S88°23'47"E	35.36'
C5	25.00'	90°00'00"	39.27'	N88°23'47"E	35.36'
C6	25.00'	90°00'00"	39.27'	N01°36'13"W	35.36'
C7	25.00'	90°00'00"	39.27'	S88°23'47"W	35.36'
C8	25.00'	90°00'00"	39.27'	S01°36'13"E	35.36'
C9	25.00'	90°00'00"	39.27'	S88°23'47"W	35.36'
C10	25.00'	53°58'05"	23.55'	S16°24'45"W	22.69'
C11	60.01'	198°42'35"	208.12'	N88°31'02"E	118.42'
C12	25.00'	53°58'05"	23.55'	N19°22'41"W	22.69'
C13	25.00'	9°59'08"	4.36'	S38°24'13"W	4.35'
C14	25.00'	43°58'57"	19.19'	S11°25'11"W	18.73'
C15	60.01'	35°22'00"	37.04'	N06°50'44"E	36.46'
C16	60.01'	37°20'30"	39.11'	N43°11'59"E	38.42'
C17	60.01'	27°13'05"	28.51'	N75°28'47"E	28.24'
C18	60.01'	27°13'05"	28.51'	S77°18'09"E	28.24'
C19	60.01'	36°33'38"	38.29'	S45°24'48"E	37.65'
C20	60.01'	35°00'18"	36.66'	S09°37'50"E	36.10'
C21	25.00'	45°07'18"	19.69'	N14°57'17"W	19.19'
C22	25.00'	8°50'47"	3.86'	N41°56'20"W	3.86'

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 REPORT BY BRINKLEY AND BARFIELD, INC., DATED JULY 2019 FOR SUNSET OAKS 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 LINE THAT FLOWS TO A WASTEWATER TREATMENT PLANT.
- THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY ESD #5 AND HAYS CISD.
- A 15 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: YARRINGTON ROAD, SOAPSTONE PASS, APLITE PASS, FELDSPAR WAY, CITRINE CREST, AND MICA TRAIL. 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.
- 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 23, BLOCK B IS AN OPEN SPACE LOT. THIS LOT 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 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 LOT SIDE SETBACK AND DRIVEWAY SPACEING.
- DRAINAGE FACILITIES FOR WATER QUALITY PURPOSES WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PARK DEVELOPMENT FEE HAS BEEN ADDRESSED IN PICP PERMIT #2020-33005.
- SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS.
- NO FENCE OR OTHER OBSTRUCTION SHALL BE PLACED OR INSTALLED IN ANY DRAINAGE EASEMENT SHOWN HEREON.

BUILDING SETBACK SUMMARY

FRONT BUILDING SETBACK	25'
CORNER LOT SETBACK	10'
SIDE LOT SETBACK	5'
REAR LOT SETBACK	10'



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 1B-4.dwg
PLOT DATE: 4/09/2021 10:20
PLOT SCALE: 1"=100'
DRAWN BY: RGH
<b>SHEET</b> <b>02 OF 03</b>



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

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 17.248 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 17.248 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING 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 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, 1590.99 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 twelve (12) courses and distances:

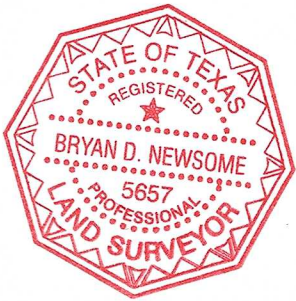
1. North 43°23'47" East, 160.62 feet to a 1/2-inch iron rod with "CHAPARRAL BOUNDARY" cap set,
2. South 46°21'44" East, 20.00 feet to a 1/2-inch iron rod with "CHAPARRAL BOUNDARY" cap set,
3. North 43°23'47" East, 783.76 feet to a 1/2-inch iron rod with "CHAPARRAL BOUNDARY" cap set,
4. South 46°36'13" East, 270.03 feet to a 1/2-inch iron rod with "CHAPARRAL BOUNDARY" cap set,
5. North 43°23'47" East, 772.10 feet to a 1/2-inch iron rod with "CHAPARRAL BOUNDARY" cap set,
6. North 46°36'13" West, 20.00 feet to a 1/2-inch iron rod with "CHAPARRAL BOUNDARY" cap set,
7. North 43°23'47" East, 110.01 feet to a 1/2-inch iron rod with "CHAPARRAL BOUNDARY" cap set,
8. South 46°36'13" East, 120.03 feet to a 1/2-inch iron rod with "CHAPARRAL BOUNDARY" cap set,
9. South 43°23'47" West, 110.01 feet to a 1/2-inch iron rod with "CHAPARRAL BOUNDARY" cap set,
10. South 46°36'13" East, 40.01 feet to a 1/2-inch iron rod with "CHAPARRAL BOUNDARY" cap set,
11. North 43°23'47" East, 110.01 feet to a 1/2-inch iron rod with "CHAPARRAL BOUNDARY" cap set, and
12. South 46°36'13" East, 130.03 feet to a 1/2-inch iron rod with "CHAPARRAL BOUNDARY" cap set on the northwest line of that certain 23.157 acre tract described as Tract 3 (Area 5) in the Special Warranty Deed to Triple Key, LLC, of record in Document Number 18042360, OPRHCT; and from which point a 1/2-inch iron rod with "CHAPARRAL BOUNDARY" cap found for the most northern corner of said 23.157 acre tract bears North 43° 23' 47" East, 566.73 feet;

THENCE South 43°23'47" West, with the southeast line of said 199.17 acre tract and the northwest line of said 23.157 acre tract, passing at a distance of 1408.14 feet the southwest salient corner of same, being the north corner of that certain 5.968 acre Save and Except tract called Area 1 reserved by Cedar Stump Limited in the deed to K Marcos, LLC, of record in Document Number 18042121 OPRHCT, and continuing with the northwest line of same, passing at a distance of 1808.16 feet, the west corner of said 5.968 acre tract and continuing for a total distance of 1833.97 feet to the POINT OF BEGINNING and containing 17.248 acres of land.

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

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 17.248 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 1B,

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:

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 SERVICES. 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

**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 1B-4.dwg  
PLOT DATE:  
4/09/2021 10:20  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
RGH  
**SHEET  
03 OF 03**